AUD SURVEY AGREEMENT

City of Santa Barbara
Community Development Department
www.SantaBarbaraCA.gov

Director's Office
Tel: 805.564.5502
Fax: 805.564.5506

Administration, Housing & Human Services
Tel: 805.564.5461
Fax: 805.564.5477

Building & Safety
Tel: 805.564.5485
Fax: 805.564.5476

Planning
Tel: 805.564.5470
Fax: 805.564.5477

Rental Housing Mediation Task Force
Tel: 805.564.5420
Fax: 805.564.5477

630 Garden Street
PO Box 1990
Santa Barbara, CA
93102-1990

ADDRESS: 1812 San Pascual_____

A.P.N.: 043-163-011_____

AUD SURVEY OWNER AGREEMENT FORM

On July 30, 2013, the City Council adopted SBMC Chapter 28.20, the Average Unit Density (AUD) Incentive Program. The AUD Incentive Program is in effect for a trial period of either eight years or until 250 new residential units have been constructed in the areas designated for High Density Residential or Priority Housing Overlay, whichever occurs first. Therefore, future evaluation of the AUD Incentive program is a very important component to be considered by the Planning Division, decision makers, and the public.

In order to obtain necessary information to evaluate and monitor the program and determine whether the AUD Incentive Program units are meeting the goals and objectives of the General Plan, all AUD Incentive Program projects, no matter what density tier (Medium-High, High, or Priority Housing Overlay), that obtain design review, Staff Hearing Officer, or Planning Commission approval will include a requirement to complete a survey(s) as a condition of project approval.

Your project approval has been conditioned that the owner and/or management company of the property are required to participate in future surveys.

A Planner from the City will be contacting you, after Certificate of Occupancy has been issued and the units occupied, to gather information via a survey that will inform the Planning Division, decision makers, and the public. Items that will help inform the monitoring of the AUD Incentive Program could include:

a. Net floor area.
b. Number of bedrooms.
c. Monthly rent (or condominium purchase price) and utilities.
d. Periods of vacancy.
e. Household size.
f. Current employment location of each adult resident by zip code.
g. Prior employment location of each adult resident by zip code.
h. Prior residence zip code for each adult.
i. Number of cars, trucks and bikes owned by each resident. Please list types of alternative transportation used (if any).

Your signature below acknowledges that you understand the condition of approval that requires participation in future surveys for the AUD Incentive Program.

The undersigned has read and understands the required condition to complete the survey for the AUD Incentive Program Project at 1812 San Pascual Street (PLN2020-00381 _____), approved on _____.

02.26.2021
Owner's Signature Date

DESIGN REVIEW CONDITIONS

PRELIMINARY DESIGN APPROVAL MOTION, 05/17/2021:

MOTION: PROJECT DESIGN APPROVAL AND CONTINUE INDEFINITELY TO FULL BOARD WITH COMMENTS:

1. THE OVERALL CHARACTER, MASS, BULK, AND SCALE IS APPROPRIATE FOR THE NEIGHBORHOOD AND SITE.
2. THE REAR EXTERIOR LIVING PATIOS HAVE BEEN SUCCESSFULLY CONFIGURED.
3. THE PROJECT'S DESIGN SHALL BE REFINED IN THE FOLLOWING WAYS:
   A. THE WINDOWS SHOULD INCLUDE MORE MULLIONS AND CUT-UPS OF THE DISTINCTIVE ARRANGEMENT.
   B. RESTUDY THE COMPOSITION OF THE ENTRY ELEMENTS TO PROVIDE A MORE GENEROUS FEELING.
   C. THE BOARD LOOKS FORWARD TO THE DEVELOPMENT OF TRASH ENCLOSURE WHICH IS LOCATED IN AN IMPORTANT PART OF THE PROJECT.
   D. THE BOARD LOOKS FORWARD TO A SOLUTION TO THE STREET TREE SITUATION.
4. THE BOARD FINDS THAT THE COMPATIBILITY ANALYSIS CRITERIA GENERALLY HAVE BEEN MET (PER SBMC 22.68.045.B.) AS FOLLOWS:
   A. THE PROJECT FULLY COMPLIES WITH ALL APPLICABLE CITY CHARTER AND MUNICIPAL CODE REQUIREMENTS. THE PROJECT'S DESIGN IS CONSISTENT WITH DESIGN GUIDELINES APPLICABLE TO ITS LOCATION WITHIN THE CITY.
   B. THE DESIGN OF THE PROJECT IS COMPATIBLE WITH DESIRABLE ARCHITECTURAL QUALITIES AND CHARACTERISTICS THAT ARE DISTINCTIVE OF SANTA BARBARA AND OF THE PARTICULAR NEIGHBORHOOD SURROUNDING THE PROJECT.
   C. THE SIZE, MASS, BULK, HEIGHT, AND SCALE OF THE PROJECT ARE APPROPRIATE FOR ITS LOCATION AND NEIGHBORHOOD.
   D. THERE ARE NO ADJACENT LANDMARKS OR OTHER NEARBY DESIGNATED HISTORIC RESOURCES OR NATURAL FEATURES.
   E. THERE ARE NO ESTABLISHED SCENIC PUBLIC VISTAS.
   F. THE PROJECT INCLUDES AN APPROPRIATE AMOUNT OF OPEN SPACE AND LANDSCAPING.

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND ALL MATERIALS INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES, AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS.

IT SHALL BE THE RESPONSIBILITY OF ANYONE PROVIDING LABOR OR MATERIALS TO CONFORM WITH THE CODE AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE CODES AND THE DRAWINGS.

APPLICABLE CODES:

SANTA BARBARA CITY TITLE 30 ZONING ORDINANCE
SANTA BARBARA CITY MUNICIPAL CODE
SANTA BARBARA CITY DESIGN GUIDELINES
2016 CALIFORNIA ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 GREEN BUILDING CODE
2016 CALIFORNIA BUILDING CODE AMENDMENTS PER ORD. 5780
2016 SANTA BARBARA ELECTRICAL CODE AMENDMENTS
2016 SANTA BARBARA MECHANICAL CODE AMENDMENTS
2016 SANTA BARBARA PLUMBING CODE AMENDMENTS
2016 SANTA BARBARA GREEN BUILDING CODE AMENDMENTS
2016 SANTA BARBARA HOUSING CODE
FEDERAL - OSHA
FEDERAL - AMERICANS WITH DISABILITIES ACT

AUD SQUARE FOOTAGE CALCS

DETERMINE AUD PROGRAM APPLICABILITY*
Please consult with City Planning Staff for further explanation of the AUD Program

Click on Zone and Land Use Designation fields to select from the Drop Down menus

ENTER Project Address:	1812 San Pascual St
SELECT Zone:	R-M (R-3)
SELECT Land Use Designation:	Medium-High Density (15-27 du/ac)
ENTER Net Lot Area (in sq. ft.):	11,580
Units allowed using Average Unit Density (AUD) Program *(Total units MUST EXCEED units allowed under Base Density)*:	See Medium-High Density (on next tab) for unit options over Base Density
Base Density *(Units allowed using existing Zoning regulations)*:	3

Projects in the coastal zone (CZ (SD-3) Overlay Zone) wishing to develop under the AUD Program must be consistent with the City's certified Local Coastal Program (LCP). Projects will be evaluated on a case-by-case basis to determine consistency with the LCP. Requests for modifications may be necessary in order to achieve the development standard incentives allowed by the AUD Program.

Medium-High Density (15-27 du/ac)

Density du/ac	UNITS ALLOWED	Maximum Average Unit Size (Sq Ft)
15	3	1,450
16	4	1,360
17	4	1,280
18	4	1,210
19	5	1,145
20	5	1,090
21	5	1,040
22	5	1,005
23	6	985
24	6	965
25	6	945
26	6	925
27	7	905

Calculate the Average Unit Size

ENTER total number of units proposed (existing + new)? 6

Enter the square footage for each (existing and proposed new) unit below.
(If the existing unit sizes are proposed to be changed, enter the new unit sizes):

Unit	Square Footage
1 (A)	1,040
2 (B)	1,120
3 (C)	954
4 (D)	916
5 (E)	935
6 (F)	947

Average Unit Size proposed: 985

ABBREVIATIONS - NOT ALL USED

~	APPROXIMATELY	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
APN	ASSESSOR PARCEL NUMBER	MFR	MANUFACTURER
ASF	ABOVE STRUCTURAL FLOOR	MIN	MINIMUM
BTWN	BETWEEN	(N)	NEW
CBC	CALIFORNIA BUILDING CODE	NIC	NOT IN CONTRACT
CEC	CALIFORNIA ELECTRICAL CODE	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CONC	CONCRETE	OH	OVERHANG
CMC	CALIFORNIA MECHANICAL CODE	PG	PAINT GRADE
CPC	CALIFORNIA PLUMBING CODE	PL	PROPERTY LINE
CRC	CALIFORNIA RESIDENTIAL CODE	PLN	PLAN
CL	CENTERLINE	PLY	PLYWOOD
D	CLOTHES DRYER	PT	PRESSURE TREATED
DEMO	DEMOLISH OR DEMOLITION	REQ	REQUIRED OR REQUIREMENT
DIM	DIMENSION	RO	ROUGH OPENING
DW	DISHWASHER	SEP	SEPARATE
(E)	EXISTING	SF	SQUARE FOOT / SQ. FEET
EL	ELEVATION	SFL	STRUCTURAL FLOOR LEVEL
ELEC	ELECTRICAL	SG	STAIN GRADE
EQ	EQUAL	SHT	SHEET
EX	EXISTING	SIM	SIMILAR
EXT	EXTERIOR	SPEC	SPECIFY OR SPECIFICATION
FAU	FORCED AIR UNIT	TBD	TO BE DETERMINED
FFL	FINISHED FLOOR LEVEL	TYP	TYPICAL
FLR	FLOOR	UON	UNLESS OTHERWISE NOTED
GR	GROSS	VIF	VERIFY IN FIELD
GYP	GYPSUM	V	VERSION
HVAC	HEATING, VENTILATION, A/C	W	CLOTHES WASHER
INT	INTERIOR	W/	WITH
MEP	MECHANICAL, ELEC, PLUMBING	W/OUT	WITHOUT

SYMBOL KEY

- X — KEYNOTE
- XX — WINDOW
- XXX — DOOR
- XX — EQUIPMENT (NUMBER)
- X — LIGHTING (LETTER)
- X — PLUMBING

Room name
XXX — ROOM (NUMBER)

- (N) WALL
- (E) WALL
- (D) WALL
- NAME / XX'-XX" — ELEVATION VALUE
- ALIGN — ALIGN
- MOVEMENT DIRECTION

- PROPERTY LINE
- CENTER LINE
- REVISION CLOUD
- 1 — REVISION #
- 1 / a1.01 — ELEVATION KEY LOCATION/PAGE
- A / a1.01 — PHOTO KEY LOCATION/PAGE
- SIM / 1 / A101 — SECTION KEY LOCATION/PAGE
- SIM / 1 / A101 — DETAIL LOCATION/PAGE
- CARPET — TILE — CHANGE IN FLOOR FINISH

CONTACT LIST

APPLICANT:
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ON DESIGN ARCHITECTS
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805.451.2134

OWNER:
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SANTA BARBARA, CA 93109
805.284.8488

ARCHITECT:
KEITH NOLAN
ON DESIGN ARCHITECTS
PO BOX 598
SANTA BARBARA, CA 93101
805.451.2134

LANDSCAPE ARCHITECT:
SAM MAPHIS
EARTHFORM DESIGN
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SANTA BARBARA, CA 93102
805.963.2006

STRUCTURAL ENGINEER:
ASHLEY VANCE
210 E COTA STREET
SANTA BARBARA, CA 93101
805.962.9966

CIVIL ENGINEER:
RRM DESIGN GROUP
10 E FIGUEROA STREET #200
SANTA BARBARA, CA 93101
805.963.8283

ELECTRICAL ENGINEER:
JMPE
156 ALAMAR AVENUE #B
SANTA BARBARA, CA 93102
805.569-9216

SOILS/GEOTECHNICAL:
GREG MAKAY
BEACON GEOTECHNICAL
PO BOX 4814
PASO ROBLES, CA 93447
805.239.9457

UNDERGROUND DIG ALERT

CONTRACTOR TO CALL 811 PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXTERIOR SITE WORK

ARCHAEOLOGICAL SENSITIVITY

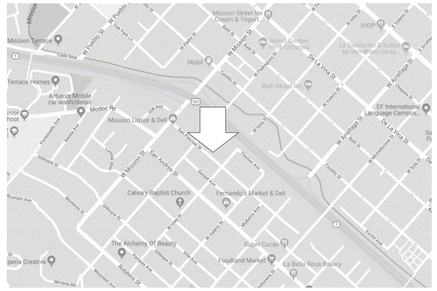
PRIOR TO THE START OF ANY VEGETATION OR PAVING REMOVAL, DEMOLITION, TRENCHING OR GRADING, CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL BE ALERTED TO THE POSSIBILITY OF UNCOVERING UNANTICIPATED SUBSURFACE ARCHAEOLOGICAL FEATURES OR ARTIFACTS ASSOCIATED WITH PAST HUMAN OCCUPATION OF THE PARCEL. IF SUCH ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED IMMEDIATELY. THE CITY ENVIRONMENTAL ANALYST SHALL BE NOTIFIED AND AN ARCHAEOLOGIST FROM THE MOST CURRENT CITY QUALIFIED ARCHAEOLOGISTS LIST SHALL BE RETAINED BY THE APPLICANT. THE LATTER SHALL BE EMPLOYED TO ASSESS THE NATURE, EXTENT AND SIGNIFICANCE OF ANY DISCOVERIES AND TO DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR ARCHAEOLOGICAL RESOURCE TREATMENT WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING AND/OR EXCAVATION ACTIVITIES, CONSULTATION AND/OR MONITORING WITH A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST, ETC.

IF A DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE SANTA BARBARA COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE CORONER DETERMINES THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION. A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.

IF A DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS OR MATERIALS, A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.

SHEET INDEX

VICINITY MAP



OPEN YARD CALCULATIONS

REQ'D PRIVATE OPEN YARD: MIN 140 SF PER UNIT (MIN DIM. OF 10' x 10')

PROVIDED P.O.Y.:

UNIT A:	168 SF
UNIT B:	402 SF
UNIT C:	144 SF
UNIT D:	255 SF
UNIT E:	255 SF
UNIT F:	144 SF

REQ'D SITE OPEN YARD: 15% OF NET LOT AREA (MIN. DIM. OF 10' x 10')
.15 x 11,580 = 1,737 SF

PROVIDED SITE OPEN YARD: 1,929 SF

NOTE: SITE OPEN YARD AND PRIVATE OPEN YARD PERMITTED TO OVERLAP PURSUANT TO SBMC 30.140.140.C.2.c

CODE ANALYSIS

ACCESSIBILITY

THIS PROJECT SHALL BE DESIGNED & BUILT TO COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE CH. 11A.

CBC 1102A.3.1: AT LEAST ONE UNIT SHALL PROVIDE A PRIMARY ENTRY ON AN ACCESSIBLE ROUTE, ALL GROUND FLOOR ROOMS AND AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE ACCESSIBLE, COMMON USE AREAS SHALL BE ACCESSIBLE.

CBC 1109A.2.1: PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE AS REQUIRED IN SECTION 1109A. EXCEPTION 3: A PRIVATE GARAGE ATTACHED TO AND DIRECTLY SERVING A SINGLE COVERED MULTIFAMILY DWELLING UNIT PROVIDING: AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNIT'S PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE.

CBC 1116.5: DETECTABLE WARNINGS AT VEHICULAR AREAS. WHEN A WALK CROSSES OR ADJOINS A VEHICULAR WAY, THE BOUNDARY BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING 36 INCHES WIDE MINIMUM, COMPLYING WITH CH.11B, SECTION 11B-705.

FIRE SPRINKLERS

SPRINKLERS:	EXISTING	PROPOSED
	NO	YES - NFPA 13R

SPRINKLERS TO BE DESIGN-BUILT UNDER SEPARATE PERMIT

TRASH CALCULATIONS

REQUIRED: ONE 65 GALLON TRASH AND ONE 65 GALLON RECYCLING PER UNIT

PROVIDED: ONE 65 GALLON TRASH AND ONE 65 GALLON RECYCLING PER (N) UNIT
ONE 65 GALLON TRASH AND ONE 65 GALLON RECYCLING PER (E) UNIT
ONE 65-GALLON GREEN WASTE TO BE SHARED FOR ALL UNITS

PROJECT DATA

ADDRESS:	1812 SAN PASCUAL STREET SANTA BARBARA, CA 93101
APN:	043-163-011
ZONE DISTRICT:	R-M (RESIDENTIAL MULTI-UNIT)
GENERAL PLAN:	MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC)
CONSTRUCTION TYPE:	V-B
LOT SIZE:	11,580 SF GROSS = 0.27 AC. 11,580 SF NET = .27 AC.
LOT SLOPE:	2%
EXISTING USE:	RESIDENTIAL, CBC R-3
PROPOSED USE:	RESIDENTIAL, CBC R-2
CLIMATE ZONE:	6
HIGH FIRE HAZARD AREA:	NO
SPRINKLERED:	EXISTING - NO PROPOSED - YES
FLOOD HAZARD AREA:	NO

SCOPE OF WORK:

CURRENT SITE INCLUDES A ONE STORY DUPLEX WITH TWO UNCOVERED PARKING SPACES. THARE ARE NO CHANGES PROPOSED TO THE EXISTING BUILDINGS AS SHOWN ON PLANS FOR BLD2013-00718.

FOUR NEW TWO-BEDROOM RESIDENTIAL APARTMENTS ARE PROPOSED ON THE REAR OF THE SITE. EACH NEW UNIT IS PROVIDED WITH ONE COVERED PARKING SPACE AND 1 COVERED/SECURED BIKE PARKING SPACE WITHIN THE PROPOSED PRIVATE GARAGES. THE PROPOSED RESIDENTIAL UNITS ARE TO BE PERMITTED UNDER THE AVERAGE UNIT-SIZE DENSITY (AUD) INCENTIVE PROGRAM.

ACCESS WILL BE PROVIDED VIA AN EXPANDED EXISTING SHARED DRIVEWAY. EXISTING OVERHEAD AND NEW UTILITIES TO BE UNDERGROUND.

	EXISTING	PROPOSED	ALLOWED/REQ
BUILDING HEIGHT:	14'-9" 1-STORY	27'-7" 2-STORY	45'-0"
GRADING:	40 CY CUT, 40 CY FILL, 0 CY EXPORT/IMPORT 25 CY RECOMPACTION		

SITE COVERAGE:	EXISTING	%	PROPOSED	%	ALLOWED/REQ
BUILDINGS	2,296 SF	19.8	5,408 SF	46.7	N/A
PERM. HARDSCAPE	1,039 SF	9.0	2,875 SF	24.8	N/A
IMPERM. HARDSCAPE	1,293 SF	11.2	967 SF	8.4	N/A
LANDSCAPE	6,952 SF	60.0	2,330 SF	20.1	N/A
TOTAL:	11,580 SF	100	11,580 SF	100	N/A

FLOOR AREA RATIO:	EXISTING	PROPOSED	ALLOWED/REQ
	18.6%	60.1%	N/A

PARKING:	EXISTING	PROPOSED	ALLOWED/REQ
COVERED/UNCOV.	0/2	4/2	0/6

BIKE PARKING:	EXISTING	PROPOSED	ALLOWED/REQ
COVERED/UNCOV.	0/0	6/0	6/0

SQUARE FOOTAGE CALCULATIONS

EXISTING DUPLEX BUILDING	NET	GROSS
UNIT A (1-STORY, 2-BED)	1,040 SF	1,112 SF
UNIT B (1-STORY, 2-BED)	1,120 SF	1,184 SF
DUPLEX BUILDING TOTAL	2,160 SF	2,296 SF

PROPOSED NEW FOUR-UNIT BUILDING		NET	GROSS
UNIT C (2-BED)	1ST FLR HABITABLE AREA	475 SF	517 SF
	2ND FLR HABITABLE AREA	479 SF	539 SF
	TOTAL HABITABLE AREA	954 SF	1,056 SF
	1ST FLR NON-HABITABLE AREA	261 SF	281 SF
	2ND FLR NON-HABITABLE AREA	0 SF	0 SF
	TOTAL NON-HABITABLE AREA	261 SF	281 SF
	UNIT C TOTAL	1,215 SF	1,337 SF
UNIT D (2-BED)	1ST FLR HABITABLE AREA	419 SF	448 SF
	2ND FLR HABITABLE AREA	497 SF	546 SF
	TOTAL HABITABLE AREA	916 SF	994 SF
	1ST FLR NON-HABITABLE AREA	262 SF	270 SF
	2ND FLR NON-HABITABLE AREA	0 SF	0 SF
	TOTAL NON-HABITABLE AREA	262 SF	270 SF
	UNIT D TOTAL	1,178 SF	1,264 SF
UNIT E (2-BED)	1ST FLR HABITABLE AREA	427 SF	459 SF
	2ND FLR HABITABLE AREA	508 SF	566 SF
	TOTAL HABITABLE AREA	935 SF	1,015 SF
	1ST FLR NON-HABITABLE AREA	261 SF	270 SF
	2ND FLR NON-HABITABLE AREA	0 SF	0 SF
	TOTAL NON-HABITABLE AREA	261 SF	270 SF
	UNIT E TOTAL	1,196 SF	1,285 SF
UNIT F (2-BED)	1ST FLR HABITABLE AREA	469 SF	508 SF
	2ND FLR HABITABLE AREA	478 SF	539 SF
	TOTAL HABITABLE AREA	947 SF	1,047 SF
	1ST FLR NON-HABITABLE AREA	261 SF	280 SF
	2ND FLR NON-HABITABLE AREA	0 SF	0 SF
	TOTAL NON-HABITABLE AREA	261 SF	280 SF
	UNIT F TOTAL	1,208 SF	1,327 SF
FOUR-UNIT BUILDING TOTAL		4,797 SF	5,213 SF

SITE BUILDING TOTALS	NET	GROSS
	6,957 SF	7,509 SF

ON DESIGN,LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON design LLC
• PO Box 598 • Santa Barbara • California • 93102

1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
TITLE SHEET

Project # 17006
Project Manager NOAH GREER
Scale As indicated
PrintDate 8/30/2021 10:43:26 AM

T-1.1

BEACON
GEOTECHNICAL, INC

July 1, 2020 F-102402

St. George and Associates
831 Cliff Drive, Suite 100
Santa Barbara, CA 93109

Project: Proposed Residential Structure
1812 San Pascual Street
Santa Barbara, California

Subject: Geotechnical Engineering Report

As authorized, we have performed a Geotechnical Study for the above referenced project. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration, laboratory-testing program and conclusions and recommendations for geotechnical engineering aspects of project design. Our services were performed using the standard of care ordinarily exercised in this locality at the time this report was prepared.

Based on our study, it is our opinion that the site is suitable for the proposed development from a geotechnical engineering standpoint provided the recommendations of this report are successfully implemented.

We have appreciated this opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

Respectfully submitted,
Beacon Geotechnical, Inc.

Greg McKay
Project Manager

Copies: 3-St.George
1-File

Nicholas A. McClure
Geotechnical Engineer

P.O. Box 4814 • Paso Robles, CA 93447
Phone: (805) 239-0457 • Fax: (805) 237-9096 • Email: beacongeotechnical@gmail.com

Contents

1. INTRODUCTION

This report presents results of a Geotechnical Engineering Study performed for the proposed residential structure to be located in Santa Barbara, California.

1.1 Description

1.1.1. It should be noted that grading and foundation plans were not provided for the purpose of this report. Prior to any construction, this firm should review the grading and foundation plans to verify or modify the recommendations offered herein. We anticipate that the site will be developed by building at or near existing grade.

1.1.2. The proposed structure is assumed to be one (1) or two (2) stories of wood framed construction.

1.1.3. Structural considerations for maximum wall loads of 1.65 kips per square foot and maximum point loads of 25.0 kips were used as a basis for the recommendations of this report. If actual loads vary significantly from these assumed loads, Beacon Geotechnical, Inc. should be notified as re-evaluation of the recommendations contained herein may be required.

2 SCOPE OF WORK

2.1 The purpose of the geotechnical investigation that led to this report was to evaluate the soil conditions of the site with respect to the proposed development. These conditions include surface and subsurface soil types, expansion potential, settlement potential, bearing capacity, and presence or absence of subsurface water. The scope of our work included:

- Reconnaissance of the site.
- Drilling, sampling, and logging of two (2) borings to investigate soils and groundwater conditions.
- Laboratory testing of soil samples obtained from subsurface exploration to determine their physical and engineering properties.
- Geotechnical analysis of the data obtained.
- Consultation with owner representatives and design professionals.
- Preparation of this report.

2.2 Contained in the report are:

- Discussions on local soil and groundwater conditions.
- Results of laboratory and field tests.
- Conclusions and recommendations pertaining to site grading and structural design.

3 SITE SETTING

3.1 The site of the proposed development is located in Santa Barbara, California, with the approximate geographical coordinates 34°25'23.50"N and 119°43'09.00"W. See the Vicinity Map in Appendix A.

3.2 The proposed building site is a relatively level vacant portion of the parcel.

4 SITE CONDITIONS

4.1 Soil Conditions

4.1.1 Evaluation of the subsurface indicates that soils are generally light brown silty clayey sand overlain by dark brown and brown silty clayey sand.

4.1.2 Soils encountered at approximate bearing depths should be designed as Site Classification D in accordance with the local building code.

4.1.3 Expansion determination indicates that the bearing soils lie in the "Low" range.

4.2 Groundwater

4.2.1 Groundwater was not encountered to a maximum depth of fifteen (15) feet.

5 SEISMIC HAZARDS

This portion of Central California is subject to significant seismic hazards from moderate to large earthquake events. Ground shaking resulting from earthquakes is the primary geologic hazard at the project site. Ground displacement resulting from faulting is a potential hazard at or near faults.

5.1 Nearby Faults

5.1.1 The site does not lie within an Earthquake Fault Zone identified on a State of California Earthquake Fault Zone Map.

5.1.2 Faults closest to the site, which would most affect the proposed project:

Nearby Active Faults	Approximate Distance (km)	Magnitude M_W
Mission Ridge Fault	**3.3**	**6.8**
Red Mountain Fault	**5.2**	**7.4**
North Channel Fault	**6.4**	**6.7**
Pitas Point Fault	**7.1**	**7.3**

5.2 Liquefaction

Earthquake-induced vibrations can be the cause of several significant phenomena, including liquefaction in fine sands and silty sands. Liquefaction results in a complete loss of strength and can cause structures to settle or even overturn if it occurs in the bearing zone. If liquefaction occurs beneath sloping ground, a phenomenon known as lateral spreading can occur. Liquefaction is typically limited to the upper 50 feet of the subsurface soils and to soils that have a relative density of less than 70%.

5.2.1 Based on the quality and conditions of the in-place soils and the absence of groundwater in our boring explorations, it is our opinion that the potential for liquefaction and/or lateral spreading is low at this site.

5.3 Landslide Hazards

5.3.1 The site topography and exposed soils types indicate that the potential for landslides is minimal at this site. Furthermore, no evidence of previous landslides was observed at the site.

5.4 Seismic Design Parameters

The following estimated ground motion parameters have been established using the methods outlined in the 2019 California Building Code with reference to the acceleration contour maps provided by the U.S. Geological Survey (USGS) and the National Earthquake Hazards Reduction Program (NEHRP-2015). These ground motion parameters represent the Maximum Considered Earthquake (MCE) spectral response of seismic events experiencing 5 percent damped acceleration and having a 2 percent probability of exceedance within a 50 year period.

2019 California Building Code Seismic Parameters

Parameter	Value
Seismic Design Category	E
Site Class	D
Short Period Spectral Acceleration, S_s	2.233
1-second period spectral acceleration, S_1	0.801
Short period site coefficient, F_a	1.000
1-second period site coefficient, F_v	1.700
Adjusted short period spectral acceleration, S_{MS}	2.233
Adjusted 1-second period spectral acceleration, S_{M1}	1.362
Short period design spectral acceleration, S_{DS}	1.488
1-second period design spectral acceleration, S_{D1}	0.908

6 CONCLUSIONS AND RECOMMENDATIONS

The site is suitable for the proposed development from a geotechnical engineering standpoint provided the recommendations contained herein are properly implemented into the project.

6.1 General Grading

6.1.1 Grading, at a minimum, should conform to Chapter 18, and any additional locally approved appendices relating to grading, of the 2019 California Building Code.

6.1.2 The existing ground surface should be initially prepared for grading by removing all vegetation, trees, large roots, debris, non-complying fill, and all other organic material. Voids created by removal of such material should not be backfilled unless the underlying soils have been observed by a representative of this firm.

6.1.3 **The bottom of all excavations should be observed by a representative of this firm prior to processing or placing fill.**

6.1.4 Fill and backfill placed at near optimum moisture in layers with loose thickness not greater than eight (8) inches should be compacted to a minimum of 90% of maximum dry density obtainable by the ASTM D 1557 Test Method.

6.1.5 Import soils used to raise site grade should be equal to or better than on-site soils in strength, expansion, and compressibility characteristics. Import soils can be evaluated, but will not be pre-qualified by the geotechnical engineering firm. Final comments on the characteristics of the import soils will be offered after the material is at the project site.

6.1.6 Roof draining systems should be designed so that water is not discharged onto bearing soils or near structures.

6.1.7 Final site grade should be such that all water is permanently diverted away from the structure and is not allowed to pond. The ground immediately adjacent to the building shall be sloped 5% for a minimum of ten (10) feet measured perpendicular to the face of the wall. All diverted water is to be directed to an approved drainage. Alternative grading methods can be found in 2019 California Building Code Section 1804.4.

6.1.8 It should be noted that uniform soil moisture conditions around the perimeter of the structure will help decrease the potential for differential swelling and heaving associated with expansive soils. Post-construction care should be taken to establish long-term landscaping and irrigation solutions that do not allow for frequent changes in soil moisture content or irregular application of water around the perimeter of the structure.

6.1.9 The above referenced site drainage conditions should be maintained over the course of the life of the structure. Proper long term performance of the foundation and building pad may be compromised if the surrounding site drainage and grading is adversely modified.

6.1.10 It is recommended that Beacon Geotechnical, Inc. be retained to provide intermittent geotechnical engineering services during site development, grading and foundation construction phases of the work to observe compliance with the design concepts, specifications and recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

6.1.11 Should soils become unstable during grading due to excessive subsurface moisture, alternatives to correct instability may include aeration or the use of gravels and/or geotextiles as stabilizing measures. Recommendations for stabilization should be provided by this firm as needed during construction.

6.1.12 Plans and specifications should be provided to Beacon Geotechnical, Inc. prior to grading. Plans should include the grading plans, and foundation details. Structural loads should be shown on the foundation plans.

6.1.13 All water associated with drainage and runoff should not be discharged onto slope faces. All outflow of drainage structures and drainage facilities should be designed by the project Civil Engineer to minimize erosion.

6.2 Specific Site Development, Grading Pads, and Foundation Excavations

6.2.1 Due to the presence of low density soils at shallow bearing depths, overexcavation and recompaction of soils in the building area (including covered deck areas) will be necessary to decrease the potential for differential settlement and to provide more uniform bearing conditions. Soils should be overexcavated to a depth of two (2) feet below the bottom of footings, five (5) feet below existing grade, through the brown and dark brown topsoil (noted as soil types A1 and A2 in the boring logs), or 75% of the deepest fill thickness, whichever is greater. The over-excavation should extend to a distance of five (5) feet beyond the building perimeter. The resulting surface should be scarified to a depth of one (1) foot, moisture conditioned and recompacted to a minimum of 90% of maximum dry density. The intent of these recommendations is to provide a minimum of two (2) feet of compacted soils below the bottom of all footings, and recompact the loose topsoil/uncertified fill.

6.2.2 Any excavated material from foundation and septic or drainage systems should be properly recompacted in accordance with all the recommendations for engineered fill. Alternatively, excavated soil may be hauled off site when adequate placement area is not available at the project location.

6.2.3 Areas outside the building area to receive fill, exterior slabs-on-grade, sidewalks, and paving should be overexcavated to a depth of one (1) foot below finish subgrade or existing grade whichever is deeper. The exposed surface should be scarified, moisture conditioned and recompacted.

6.2.4 On-site soils may be used for fill once they are cleaned of all organic material, rock, debris, and irreducible material larger than eight (8) inches.

6.2.5 Although not encountered in our borings, should any trash, debris or subsurface structures be encountered during grading, removals will be necessary to adequate depths and horizontal limits as recommended by this firm at the time of grading.

6.2.6 Grading inspections shall be performed in accordance with the 2019 California Building Code Table 1705.6. See Appendix B for project specific grading observation requirements.

6.3 Slope Construction

6.3.1 All hillside grading and construction of fill slopes should conform to the minimum standards listed in Chapter 18 of the 2019 California Building Code. It is recommended that a representative of this firm review the grading plans prior to grading and site development.

6.3.2 Fill slopes should be keyed and benched into firm natural ground when the existing slope to receive fill is 10:1, horizontal to vertical, or steeper. The keys should be tilted into the slope, should be a minimum of one equipment width wide, and should extend a minimum of three (3) feet deep at the outside edge.

6.3.3 Fill slopes should be overfilled, compacted, and cut back to planned configurations. This will yield better compaction on the slope faces than other methods.

6.3.4 Lined drainage swales and down drains should be provided at the tops of all cut and fill slopes to divert drainage away from the slope faces.

6.3.5 Cut and fill slopes should not be constructed steeper than 2:1 (horizontal to vertical). Setbacks of structures from slopes should be maintained as per the 2019 California Building Code.

6.4 Utility Trenches

6.4.1 Utility trench backfill should be governed by the provisions of this report relating to minimum compaction standards. In general, service lines inside of the property lines may be backfilled with native soils and compacted to a minimum of 90% of maximum dry density. Backfill of offsite service lines will be subject to the specifications of the jurisdictional agency or this report, whichever is more stringent.

6.4.2 A representative of this firm is to monitor compliance with these recommendations.

6.5 Structural Design – Foundations

6.5.1 Conventional interconnected continuous footings may be used for support of the structure.

6.5.2 Footings should bear entirely into firm recompacted soils.

6.5.3 Based on the project expansive soil conditions, it is assumed that the footings will extend a minimum of eighteen (18) inches below lowest adjacent grade. The structural engineer of record may incorporate additional and/or alternative means of mitigating the expansive soils and should clearly state the design conditions on the project foundation plans and details.

6.5.4 Conventional continuous footings may be designed based on an allowable bearing value of 1650 psf.

6.5.5 Allowable bearing values are net (weight of footing and soils surcharge may be neglected) and are applicable for dead plus reasonable live loads.

6.5.6 Bearing values may be increased by one-third when transient loads such as wind and/or seismicity are incorporated into designs using the alternate load combinations in 2019 California Building Code Section 1605.3.2.

6.5.7 Lateral loads may be resisted by soils friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.

6.5.8 For structures to be constructed above slopes, the outside faces at the bottom of footings should provide a minimum horizontal distance of ten (10) feet from the slope face.

6.5.9 Conventional continuous footings for buildings where the ground surface slopes at 10:1, horizontal to vertical, or steeper should be stepped so that both top and bottom are level.

6.5.10 Reinforcement of footings bottomed in soils in the "Low" expansion range should be designed by the Project Structural Engineer to properly resist the effects of the expansive soil. Additionally, soils should be presaturated to 120% of optimum moisture content to a depth of twenty-one (21) inches below lowest adjacent grade.

6.5.11 **Foundation excavations should be observed by a representative of Beacon Geotechnical, Inc. after excavation, but prior to placing reinforcing steel or forms.**

6.6 Slabs on Grade

6.6.1 Due to expansive soils present at the project, concrete slabs shall be a minimum of four (4) inches thick, reinforced with a minimum of #3 bars spaced at sixteen (16) inches on center, each way.

6.6.2 Concrete slabs should be supported by compacted structural fill as recommended earlier in this report.

6.6.3 Reinforcement dowels shall be provided at the connection between concrete slabs on grade and continuous footings.

6.6.4 Slabs should be underlain with a minimum of four (4) inches of clean and free draining sand. Areas where floor wetness would be undesirable should be underlain with a 10mil moisture barrier to reduce moisture transmission from the subgrade soils to the slab. The membrane should be placed at mid-height in the clean sand.

6.6.5 Reinforcement and slab thickness should be determined by the Project Structural Engineer.

6.6.6 Soils underlying slabs in the "Low" expansion range, as a minimum, should be presaturated to 120% of optimum moisture content to a depth of twenty-one (21) inches below lowest adjacent grade.

6.7 Structural Design – Lateral Resistance Parameters

6.7.1 Resistance to lateral loading may be provided by friction acting on the base of foundations. A coefficient of friction of 0.33 may be applied to dead load forces. This value does not include a factor of safety.

6.7.2 Passive resistance acting on the sides of foundation stems equal to 300 pcf of equivalent fluid weight may be included for resistance to lateral load. This value does not include a factor of safety.

6.7.3 A one-third increase in the quoted passive value may be used when considering transient loads such as wind and seismicity.

6.8 Structural Design – Settlement Considerations

6.8.1 Maximum expected settlements approximately 3/4 inches are anticipated for foundations and floor slabs designed as recommended.

6.8.2 Differential settlement between adjacent load bearing members should be less than one-half the total settlement.

6.8.3 The majority of settlement should occur during construction. Post construction settlement should be minimal.

6.9 Structural Design – Retaining Walls

6.9.1 Conventional cantilever retaining walls bearing in soils prepared in accordance with the "Grading Pads – Site Development and Foundation Excavations" section of this report and backfilled with compacted soils may be designed for the lateral pressures listed below:

Active Case	40 pcf
At Rest Case	60 pcf
Passive Case	300 pcf
Max. Toe Pressure	1650 psf
Coefficient of Sliding Friction	0.33

6.9.2 Retaining walls extending greater than six (6) feet in height should be designed for an additional seismic horizontal line load of $25H^2$ (#/ft-of-wall) assumed to be acting at a height of 0.33H (ft) above the base of the wall, where H is the height of the wall in feet. This seismic surcharge should be added to an active pressure design utilizing an active pressure of 40 psf.

6.9.3 It should be noted that where structural retaining walls would otherwise be designed based on an at-rest pressure case, the seismic-and-active design results should be compared to the at-rest design results and the governing conditions should be used for the purpose of the project.

6.9.4 In addition to the static soil pressures described above, it is important to note that the active pressure condition will only fully develop if the retaining wall structure is allowed to move a sufficient distance. The necessary lateral movements required to establish the active pressure condition are shown below,

Non-Expansive Granular Soil	0.001H – 0.004H
Expansive Cohesive Soil	0.01H – 0.04H

where H represents the height of the wall. At-rest pressures should be used for design purposes where retaining wall systems connected or adjacent to building structures would be adversely affected by the above referenced lateral displacements.

6.9.5 Design pressures noted above are applicable to a horizontally retained surface behind the wall. Walls having a retained surface that slopes upward from the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every two degrees of slope inclination. Walls positioned on or near descending slopes should be evaluated by this firm on an individual basis.

6.9.6 The pressures listed above were based on the assumption that backfilled soils will be compacted to 90% of maximum dry density as determined by ASTM D 1557 Test Method.

6.9.7 The lateral earth pressure to be resisted by the retaining walls or similar structures should include the loads from any structures or temporary loads that influence the wall design.

6.9.8 A back drain or an equivalent system of backfill drainage should be incorporated into the retaining wall design. Backfill immediately behind the retaining structure should be a free-draining granular material. Alternatively, the back of the wall could be lined with a geodrain system.

6.9.9 Compaction on the uphill side of the wall within a horizontal distance equal to one wall height should be performed by hand-operated or other lightweight compaction equipment. This is intended to reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment.

6.9.10 Water should not be allowed to pond near the top of the wall. To accomplish this, the final backfill site grade should be such that all water is diverted away from the retaining wall.

7 REFERENCES CITED

USGS, Online, Geologic Hazards Science Center, United States Geological Society, in Cooperation with California Geological Society (CGS), www.geohazards.usgs.gov/qfaults/ca/California.php

8 ADDITIONAL SERVICES

This report is based on the assumption that an adequate program of monitoring and testing will be performed by Beacon Geotechnical, Inc. during construction to check compliance with the recommendations given in this report. The recommended tests and observations include, but are not necessarily limited to the following:

8.1 Review of the building and grading plans during the design phase of the project.

8.2 Observation and testing during site preparation, grading, placing of engineered fill, and foundation construction.

8.3 Consultation as required during construction.

9 PROJECT LIMITATIONS AND UNIFORMITY OF CONDITIONS

9.1 The analysis and recommendations submitted in this report are based in part upon the data obtained from the borings drilled on site. The nature and extent of variations between and beyond the borings may not become evident until construction. If variations then appear evident, it may be necessary to re-evaluate the recommendations of this report.

9.2 The scope of our services did not include environmental assessment or geological study. The scope of services did not include investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater, or air. Any statements in this report or on the soil boring logs regarding odors, unusual or suspicious items or conditions observed are strictly for the information of the client.

9.3 Findings of this report are valid as of this date, however, changes in a condition of a property can occur with passage of time whether they be due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standard may occur whether they result from legislation or broadening knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of one (1) year.

9.4 In the event that any changes in the nature, design, or location of the structure and other improvements are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

9.5 This report is issued with the understanding that it is the responsibility of the owner or his representatives to insure the information and recommendations offered herein are called to the attention of the project architect and engineers. It is also the responsibility of the owner or his representatives to insure the information and recommendations offered herein are incorporated into the project plans and specifications and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

9.6 Beacon Geotechnical, Inc. has prepared this report for the exclusive use of the client and authorized agents. This report has been prepared in accordance with generally accepted geotechnical engineering practices. No other warranties, either expressed or implied, are made as to the professional advice provided under the terms of this agreement.

9.7 It is recommended that Beacon Geotechnical, Inc. be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications. If Beacon Geotechnical, Inc. is not accorded the privilege of making this recommended review, we can assume no responsibility for misinterpretation of our recommendations.

END OF TEXT
Appendices

ON DESIGN,LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON design LLC
• PO Box 598 • Santa Barbara • California • 93102

1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
SOILS REPORT

Revision Schedule

Project # 17006
Project Manager Designer
Scale
PrintDate 8/30/2021 10:39:18 AM

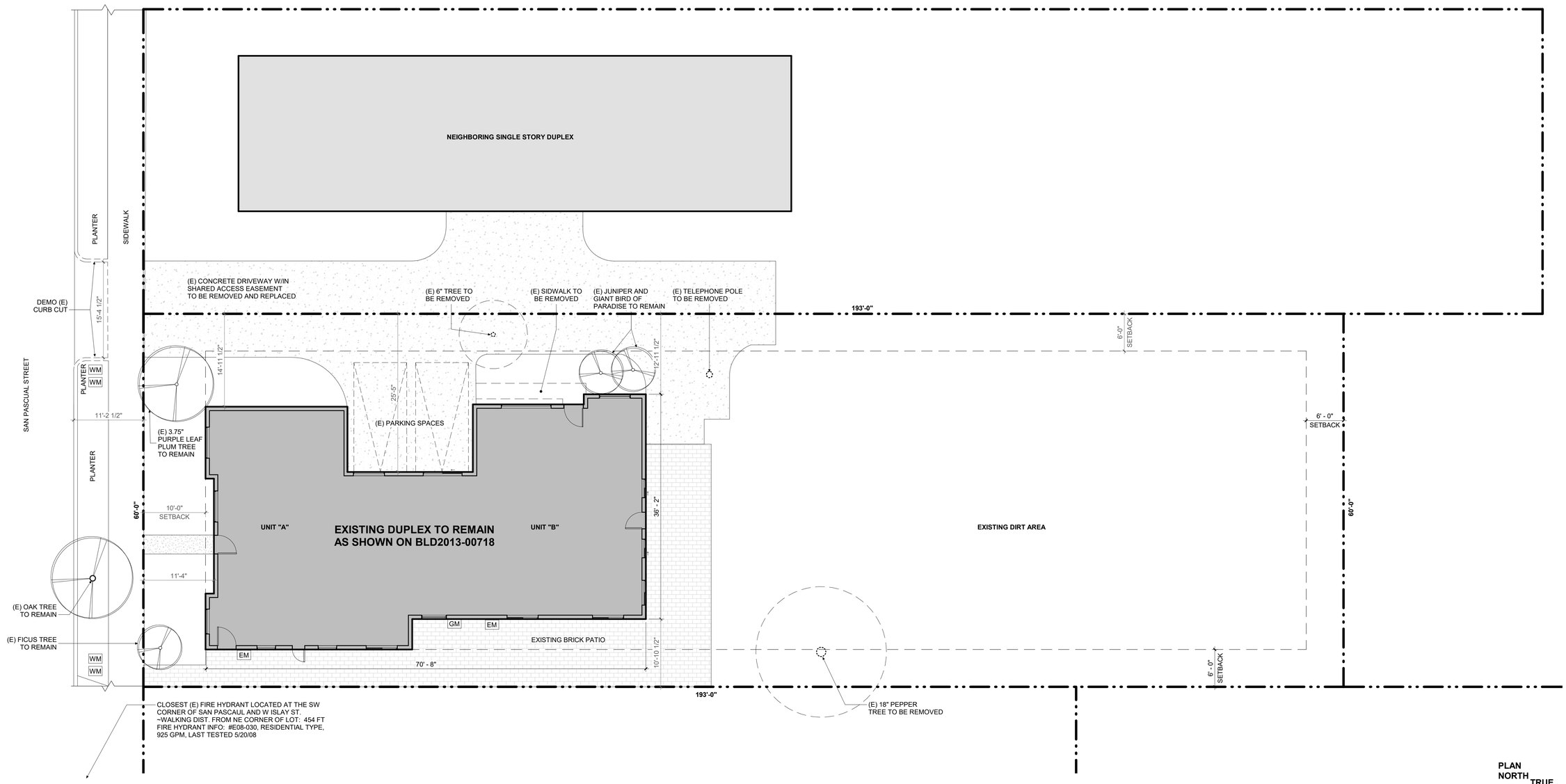
T-1.2

SITE PLAN NOTES

1. PRESERVATION & USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION & CAREFUL PLANNING TO MIN NEGATIVE EFFECTS ON THE SITE & ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE & EROSION CONTROLS SHALL COMPLY W/ CALGREEN STANDARDS FOR SITE DEVELOPMENT.
2. STAKE & FLAG THE PROPERTY LINES IN ACCORDANCE W/ A SURVEYOR'S DRAWING.
3. BUILDING PAD IS ASSUMED TO BE COMPLETE PRIOR TO BUILDING CONSTRUCTION W/ APPROXIMATE SLOPE OF <2%.
4. DATUM ELEVATION OF +0'-0" SET AT PROPOSED STRUCTURAL FLOOR LEVEL (SFL) @ GROUND LEVEL. SEE FLOOR PLAN & ELEVATIONS FOR SFL, BUILDING DIMS & LAYOUT.
5. SEE CIVIL PLANS FOR SITE DRAINAGE, STORM WATER & EROSION CONTROL REQ'S.
6. SURFACE DRAINAGE SHALL BE PROVIDED AT A MIN OF 6" W/IN FIRST 10 FEET AWAY FROM THE FOUNDATION LINE OF ANY STRUCTURE.
7. ALL TREES IN THE VICINITY OF THE WORK NOT IDENTIFIED TO BE REMOVED SHALL BE TEMPORARILY FENCED & PROTECTED AROUND THE DRIP LINE DURING GRADING & CONSTRUCTION OPERATIONS.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- TREE
- WM — WATER METER
- GM — GAS METER
- EM — ELECTRIC METER
- NEW CONSTRUCTION
- EXISTING
- NEIGHBORING BUILDING
- PRIVATE OPEN YARD
- OPEN YARD
- IMPERMEABLE SURFACE
- PERMEABLE SURFACE
- LANDSCAPING



1 (E) SITE PLAN
1/8" = 1'-0"

PLAN NORTH
TRUE NORTH

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Architecture
Planning
Interior Design

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1812 SAN PASCUAL HOUSING

1812 SAN PASCUAL ST, SB, CA 93101

(E) SITE PLAN

Revision Schedule

Project #	17006
Project Manager	Designer
Scale	As indicated
PrintDate	8/30/2021 10:38:47 AM

A-1.1

SITE PLAN NOTES

1. PRESERVATION & USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION & CAREFUL PLANNING TO MIN NEGATIVE EFFECTS ON THE SITE & ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE & EROSION CONTROLS SHALL COMPLY W/ CALGREEN STANDARDS FOR SITE DEVELOPMENT.
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OPEN YARD CALCULATIONS

REQ'D PRIVATE OPEN YARD: MIN 140 SF PER UNIT (MIN DIM. OF 10' x 10')

PROVIDED P.O.Y.:

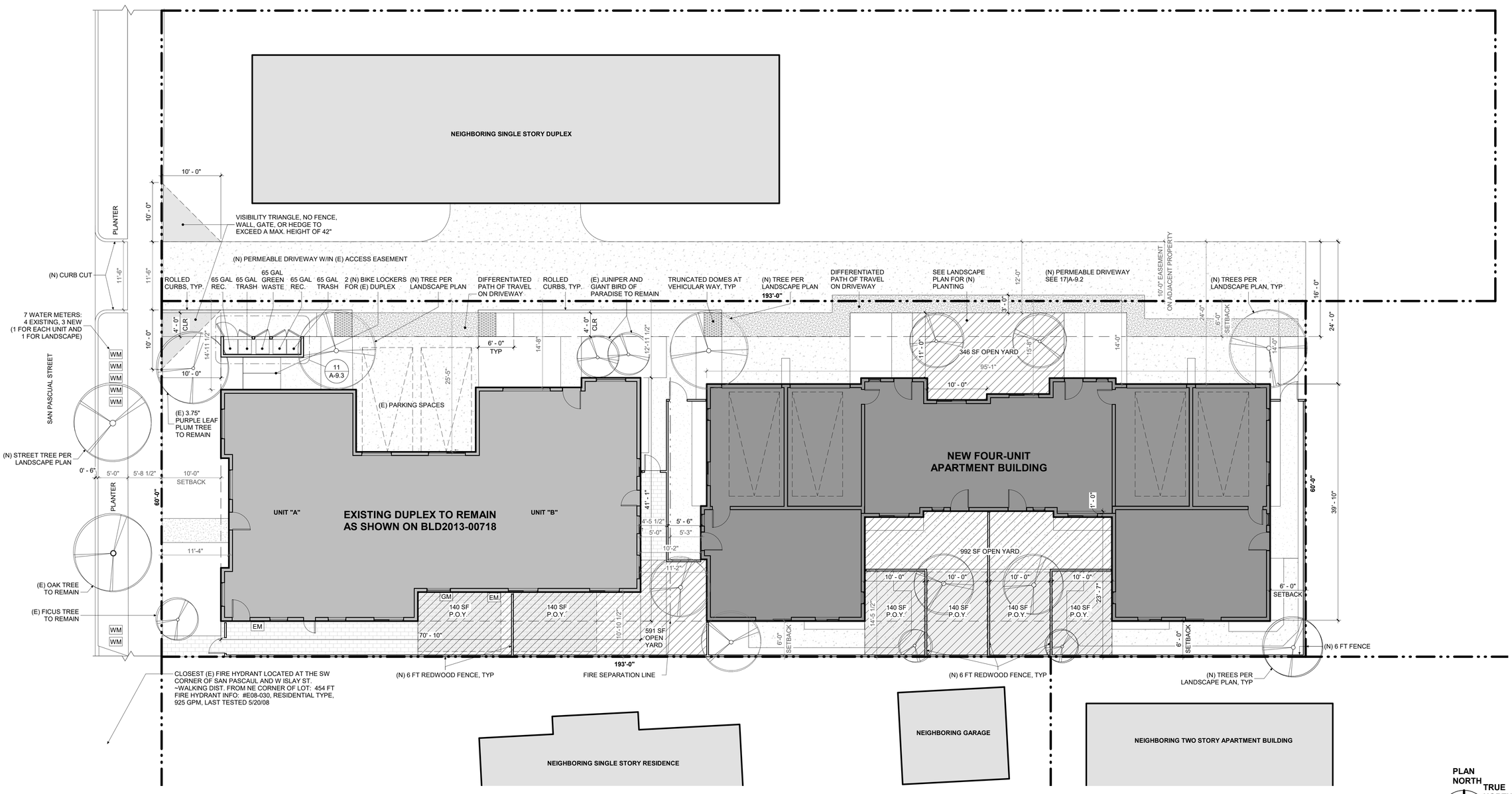
UNIT A: 168 SF
UNIT B: 402 SF
UNIT C: 144 SF
UNIT D: 255 SF
UNIT E: 255 SF
UNIT F: 144 SF

REQ'D SITE OPEN YARD: 15% OF NET LOT AREA (MIN. DIM. OF 10' x 10')
.15 x 11,580 = 1,737 SF

PROVIDED SITE OPEN YARD: 1,929 SF
NOTE: SITE OPEN YARD AND PRIVATE OPEN YARD PERMITTED TO OVERLAP PURSUANT TO SBMC 30.140.140.C.2.c

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- TREE
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- NEW CONSTRUCTION
- EXISTING
- NEIGHBORING BUILDING
- PRIVATE OPEN YARD
- OPEN YARD
- IMPERMEABLE SURFACE
- PERMEABLE SURFACE
- LANDSCAPING



1 (N) SITE PLAN
1/8" = 1'-0"

ON DESIGN,LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON design LLC
• PO Box 598 • Santa Barbara • California • 93102

1812 SAN PASCUAL HOUSING

1812 SAN PASCUAL ST, SB, CA 93101

(N) SITE PLAN

Project # 17006
Project Manager NOAH GREER
Scale As indicated
PrintDate 8/30/2021 10:38:48 AM

A-1.2

KEYNOTES

1	REFRIGERATOR - C.F.C.I.
2	STOVE / OVEN / HOOD - C.F.C.I.
3	SINGLE BASIN SINK - C.F.C.I.
4	DISHWASHER - C.F.C.I.
5	100 AMP ELECTRICAL SUBPANEL
6	PEDESTAL SINK O.F.C.I.
7	TOILET O.F.C.I.
8	WASHER/DRYER - O.F.C.I. - PROVIDE RECESSED "BOX WASHING MACHINE OUTLET" - PROVIDE FLOOD PAN & DRAIN
9	36" HIGH COUNTER
10	GRIP SIZE: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIA OF AT LEAST 1-1/4" NOT GREATER THAN 2" DIA. NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MIN RADIUS OF 0.01." (C.R.C. R311.7.8.3) -HEIGHT: HANDRAILS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38." (CRC R311.7.8.1) -CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINIOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL ADJACENT TO WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS (R311.7.8.2) - PROVIDE SOLID 2x8 BLOCKING FOR ATTACHMENT TO WALL. FINISH PER OWNER. (SIZE, ATTACHMENT, TERMINATION PER C.R.C.)
11	DRYER VENT THROUGH WALL - TERMINATE VENT WITH SHEET METAL EYEBROW WITH BUILT-IN BACKDRAFT DAMPER - MIN 3' CLEAR TO BLDG OPENING & PROPERTY LINE
12	ELECTRIC WATER HEATER - RHEEM XE50T10HD50U0
13	MINI-SPLIT HEAT PUMP
14	MINI-SPLIT WALL-MOUNTED UNIT
15	AIR PURIFIER, RABBIT AIR SPA-700A
16	TREADS AT +/-10.5" (10" MIN), RISERS TO BE +/-7.6875" (7.75" MAX)
17	20 MINUTE RATED SELF CLOSING DOOR ASSEMBLY PER CRC R302.5.1

WALL LEGEND

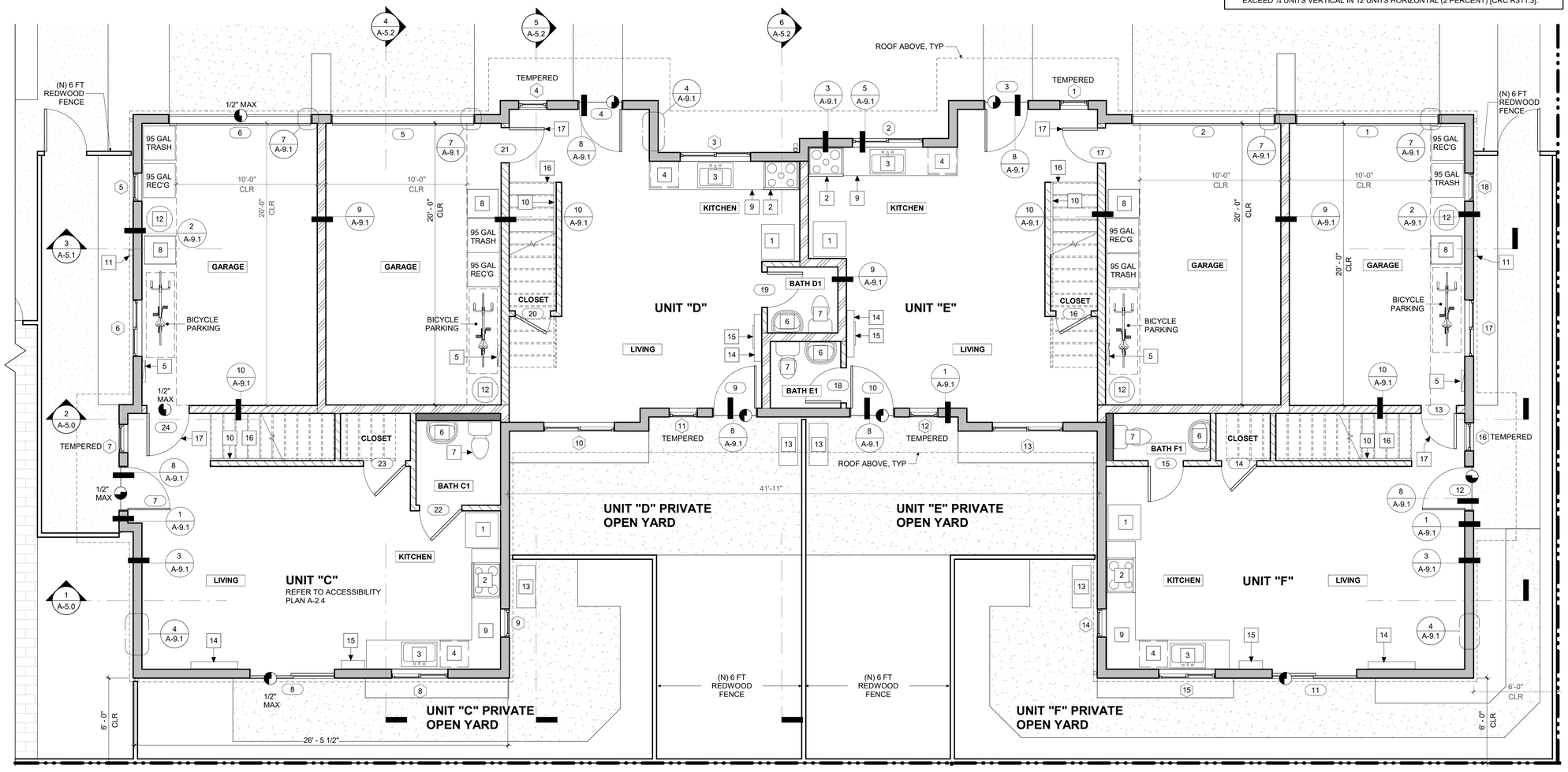
- = 2x6 EXTERIOR STUD WALL (@ 16" O.C.)
- = 2x6 1-HR FIRE RATED SEPARATION WALL BETWEEN UNITS (@ 16" O.C.), STC 51 PER SECTION DETAIL - UL U305
- = 2x6 1-HR FIRE RATED WALL BETWEEN GARAGE & UNIT (@ 16" O.C.)
- = 2x6 INTERIOR STUD WALL (@ 16" O.C.)
- = 2x4 INTERIOR STUD WALL (@ 16" O.C.)

SYMBOL LEGEND

- # KEYNOTE
- X WINDOW
- X DOOR
- # EQUIPMENT
- X LIGHTING
- # PLUMBING
- ROOM # — ROOM NAME / ROOM NUMBER
- ALIGN — ELEMENT ALIGNMENT NOTE
- MOVEMENT DIRECTION
- CHANGE IN FINISH
- SD CO — SMOKE/CO DETECTOR
- LEVEL CHANGE
- PROPERTY LINE
- CENTER LINE
- REVISION CLOUD / REVISION #
- NAME / XX'-XX" — ELEVATION LABEL / ELEVATION VALUE
- TRUE NORTH / PLAN NORTH
- aX.XX 1 — ELEVATION LOCATION/PAGE
- X / aX.XX — SECTION LOCATION/PAGE
- X / aX.XX — DETAIL LOCATION/PAGE
- X / aX.XX — PHOTO LOCATION/PAGE

FLOOR PLAN NOTES

1. FIELD MEASUREMENTS TAKE PRECEDENCE OVER WRITTEN DIMS. WHERE THERE IS A DISCREPANCY, THE DESIGNER OR ENGINEER OF RECORD SHALL BE NOTIFIED.
2. ALL PLAN DIMENSIONS TAKEN FROM EDGE OF STRUCTURAL COMPONENTS (E.G., WALL SHEATHING, STUDS, SLAB, ETC.), UON.
3. EXTERIOR WALLS DIMENSIONED TO OUTSIDE OF SHEATHING, UON. INTERIOR WALLS DIMENSIONED TO SIDE OF STUD, UON.
4. THE CONTRACTOR SHALL PROVIDE GAS / ELECTRIC / WATER / DATA / WASTE / VENTING AS NECESSARY FOR PROPER APPLIANCE & FIXTURE FUNCTION.
5. SEE DOOR & WINDOW SHEET NOTES FOR SAFETY GLAZING REQ'S.
6. SHOWER STALL SHALL COMPLY W/ CONSTRUCTION REQ'S OF CPC 408.
7. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. THE MIN OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS ALLOWED FOR ARTIFICIAL LIGHT & VENTILATION [CRC R303.1].
8. BATHROOMS, WATER CLOSET COMPARTMENTS, & OTHER SIM ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3.0 SF, ONE-HALF OF WHICH MUST BE OPENABLE, EXCEPT WHEN ARTIFICIAL LIGHT & LOCAL EXHAUST ARE PROVIDED [CRC R303.3].
9. WHEN THE WINTER DESIGN TEMPERATURE IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED W/ HEATING FACILITIES CAPABLE OF MAINTAINING A MIN ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR & 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
10. HARDWIRED & INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS W/ BATTERY BACK-UP REQ'D IN EACH BEDROOM & IN AREAS LEADING TO BEDROOMS. A SMOKE DETECTOR IS ALSO REQ'D AT EACH SEP STORY OF A DWELLING, INCLUDING BASEMENTS & HABITABLE ATTICS. [CRC R314 & R315] SEE ELECTRICAL PLANS FOR LOCATIONS.
11. BASEMENTS, HABITABLE ATTICS, & SLEEPING ROOMS REQ AT LEAST ONE EMERGENCY ESCAPE & RESCUE OPENING [CRC R310].
12. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIM OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED ¼ UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT) [CRC R311.3].



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

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1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
(N) FIRST FLOOR PLAN

Project # 17006
Project Manager NOAH GREER
Scale As indicated
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KEYNOTES

1	GRIP SIZE: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIA OF AT LEAST 1-1/4" NOT GREATER THAN 2" DIA. NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MIN RADIUS OF 0.01." (C.R.C. R311.7.8.3) -HEIGHT: HANDRAILS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38." (CRC R311.7.8.1) -CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINIOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL ADJACENT TO WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS (R311.7.8.2) - PROVIDE SOLID 2x8 BLOCKING FOR ATTACHMENT TO WALL. FINISH PER OWNER. (SIZE, ATTACHMENT, TERMINATION PER C.R.C.)
2	PEDESTAL SINK O.F.C.I.
3	TOILET O.F.C.I.
4	SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)
5	AIR PURIFIER, RABBIT AIR SPA-700A
6	MINI-SPLIT WALL-MOUNTED UNIT
7	WOOD TRELLIS, SEE DETAILS
8	TREADS AT +/-10.5" (10" MIN), RISERS TO BE +/-7.6875" (7.75" MAX)
9	SINGLE BASIN SINK - C.F.C.I.

WALL LEGEND

- = 2x6 EXTERIOR STUD WALL (@ 16" O.C.)
- = 2x6 1-HR FIRE RATED SEPARATION WALL BETWEEN UNITS (@ 16" O.C.), STC 51 PER SECTION DETAIL - UL U305
- = 2x6 1-HR FIRE RATED WALL BETWEEN GARAGE & UNIT (@ 16" O.C.)
- = 2x6 INTERIOR STUD WALL (@ 16" O.C.)
- = 2x4 INTERIOR STUD WALL (@ 16" O.C.)

SYMBOL LEGEND

- # KEYNOTE
- X WINDOW
- X DOOR
- # EQUIPMENT
- X LIGHTING
- # PLUMBING
- ROOM / # ROOM NAME ROOM NUMBER
- ALIGN ELEMENT ALIGNMENT NOTE
- MOVEMENT DIRECTION
- CHANGE IN FINISH
- SD / CO SMOKE/CO DETECTOR
- LEVEL CHANGE
- PROPERTY LINE
- CENTER LINE
- REVISION CLOUD REVISION #
- NAME / XX'-XX" ELEVATION LABEL ELEVATION VALUE
- TRUE NORTH PLAN NORTH
- aX.XX / 1 ELEVATION LOCATION/PAGE
- X / aX.XX SECTION LOCATION/PAGE
- X / aX.XX DETAIL LOCATION/PAGE
- X / aX.XX PHOTO LOCATION/PAGE

FLOOR PLAN NOTES

1. FIELD MEASUREMENTS TAKE PRECEDENCE OVER WRITTEN DIMS. WHERE THERE IS A DISCREPANCY, THE DESIGNER OR ENGINEER OF RECORD SHALL BE NOTIFIED.
2. ALL PLAN DIMENSIONS TAKEN FROM EDGE OF STRUCTURAL COMPONENTS (E.G., WALL SHEATHING, STUDS, SLAB, ETC.), UON.
3. EXTERIOR WALLS DIMENSIONED TO OUTSIDE OF SHEATHING, UON. INTERIOR WALLS DIMENSIONED TO SIDE OF STUD, UON.
4. THE CONTRACTOR SHALL PROVIDE GAS / ELECTRIC / WATER / DATA / WASTE / VENTING AS NECESSARY FOR PROPER APPLIANCE & FIXTURE FUNCTION.
5. SEE DOOR & WINDOW SHEET NOTES FOR SAFETY GLAZING REQ'S.
6. SHOWER STALL SHALL COMPLY W/ CONSTRUCTION REQ'S OF CPC 408.
7. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. THE MIN OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS ALLOWED FOR ARTIFICIAL LIGHT & VENTILATION [CRC R303.1].
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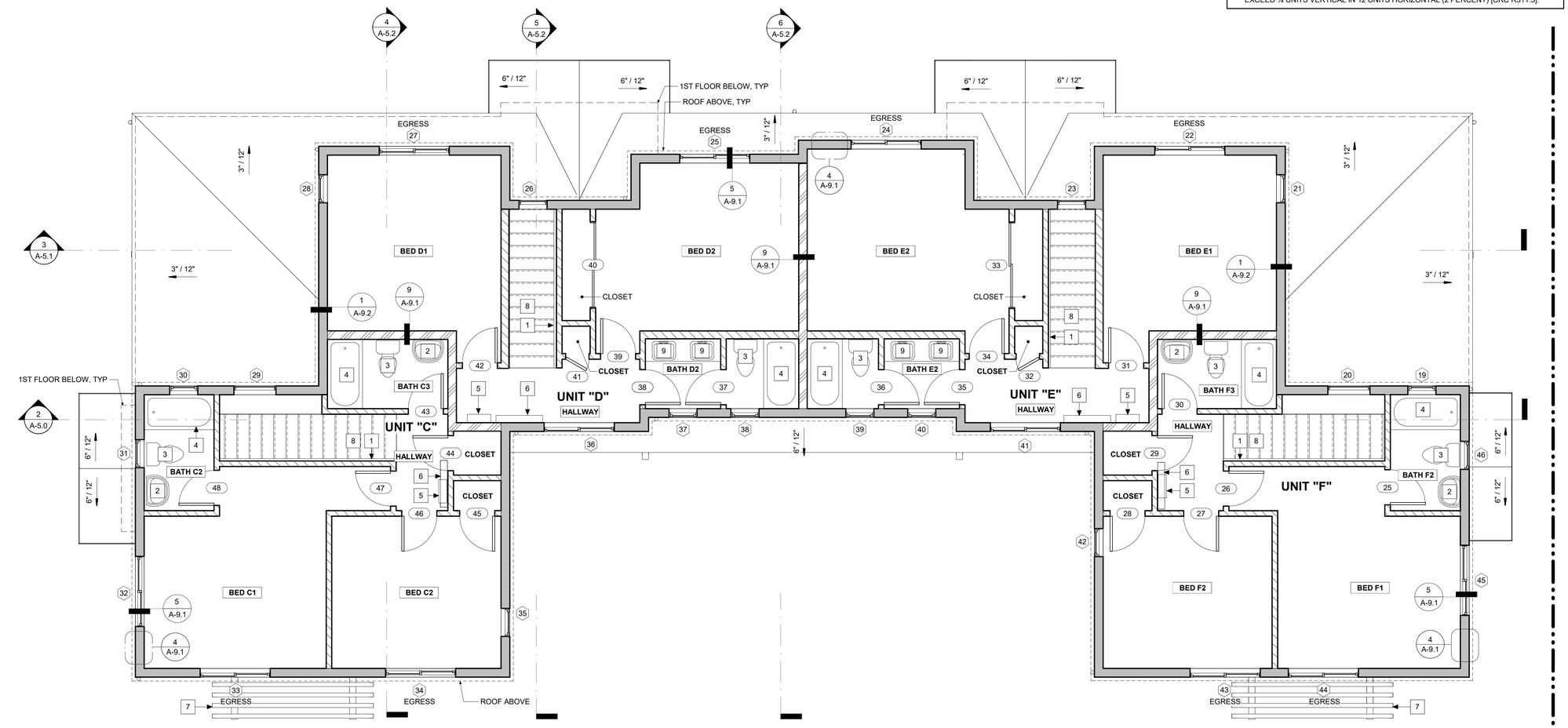

1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

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Revision Schedule

Project #	17006
Project Manager	NOAH GREER
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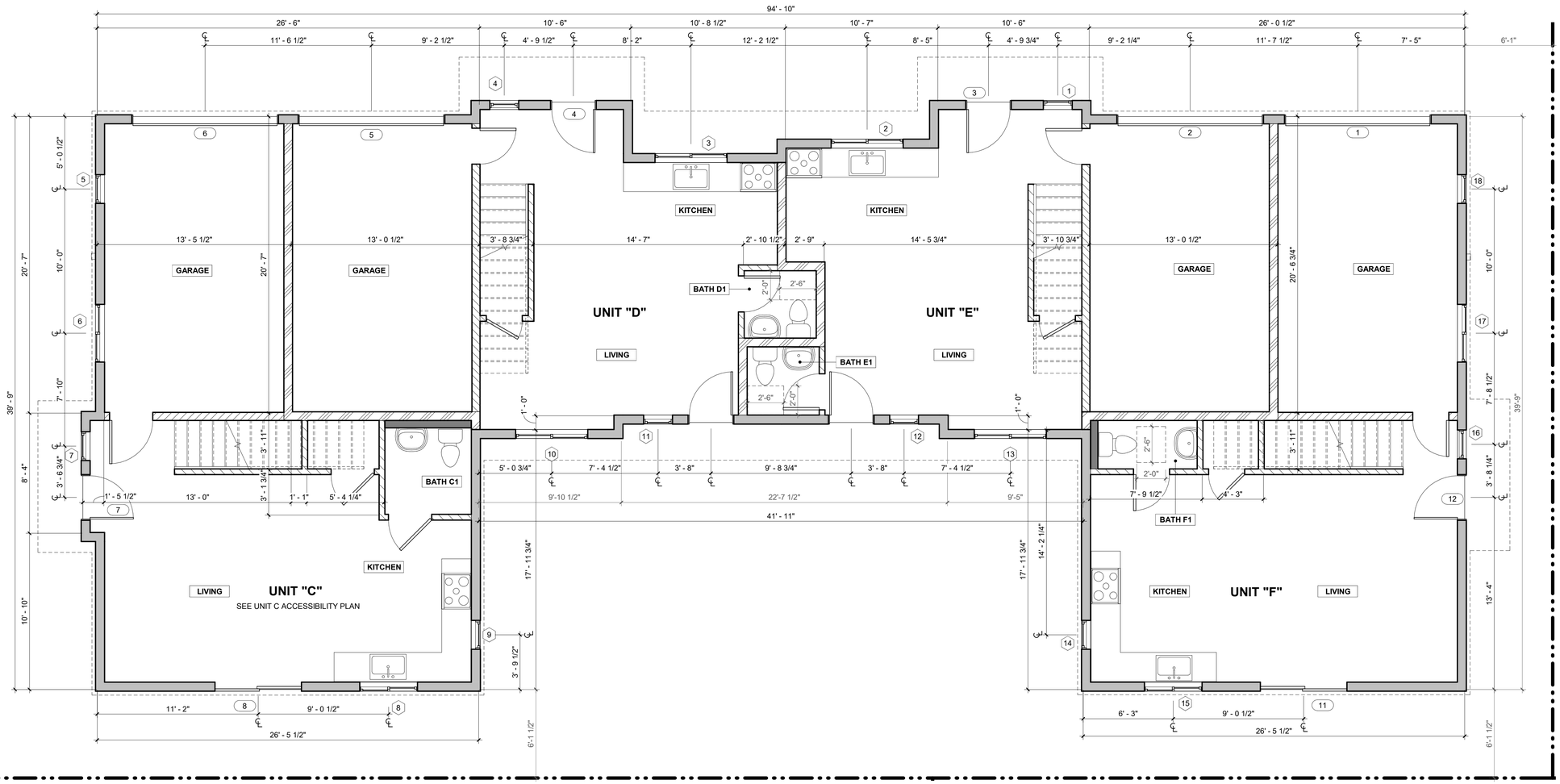
A-2.1

DIMENSION PLAN NOTES

1. ALL PLAN DIMENSIONS SHALL BE TAKEN FROM EDGE OF STRUCTURAL COMPONENTS (E.G. WALL SHEATHING, STUDS, SLAB, ETC.) UON.
2. SEE FLOOR PLANS FOR WALL TYPES.



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DIMENSION PLAN NOTES

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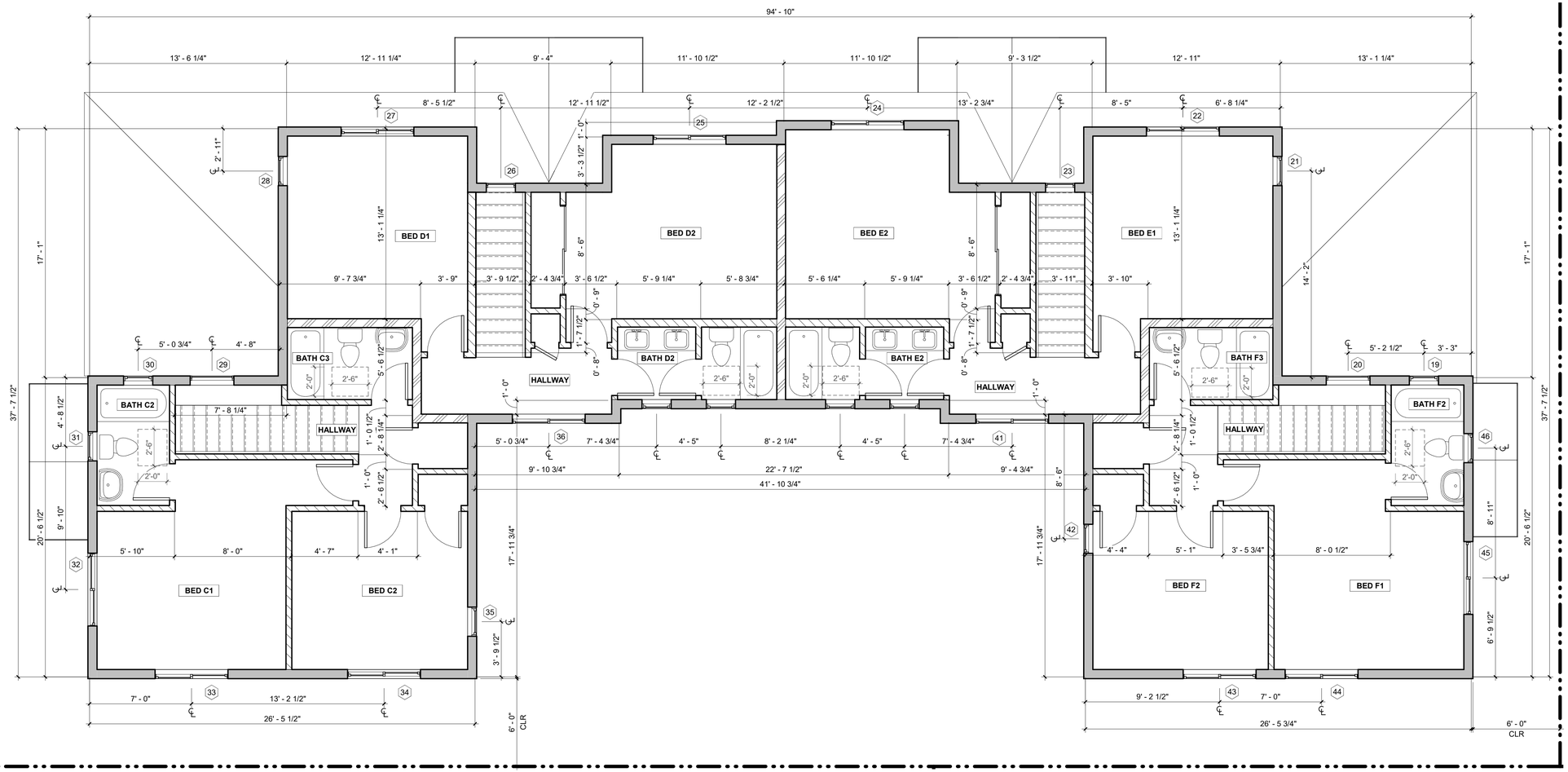

1 **PROPOSED 2ND FLOOR PLAN**
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

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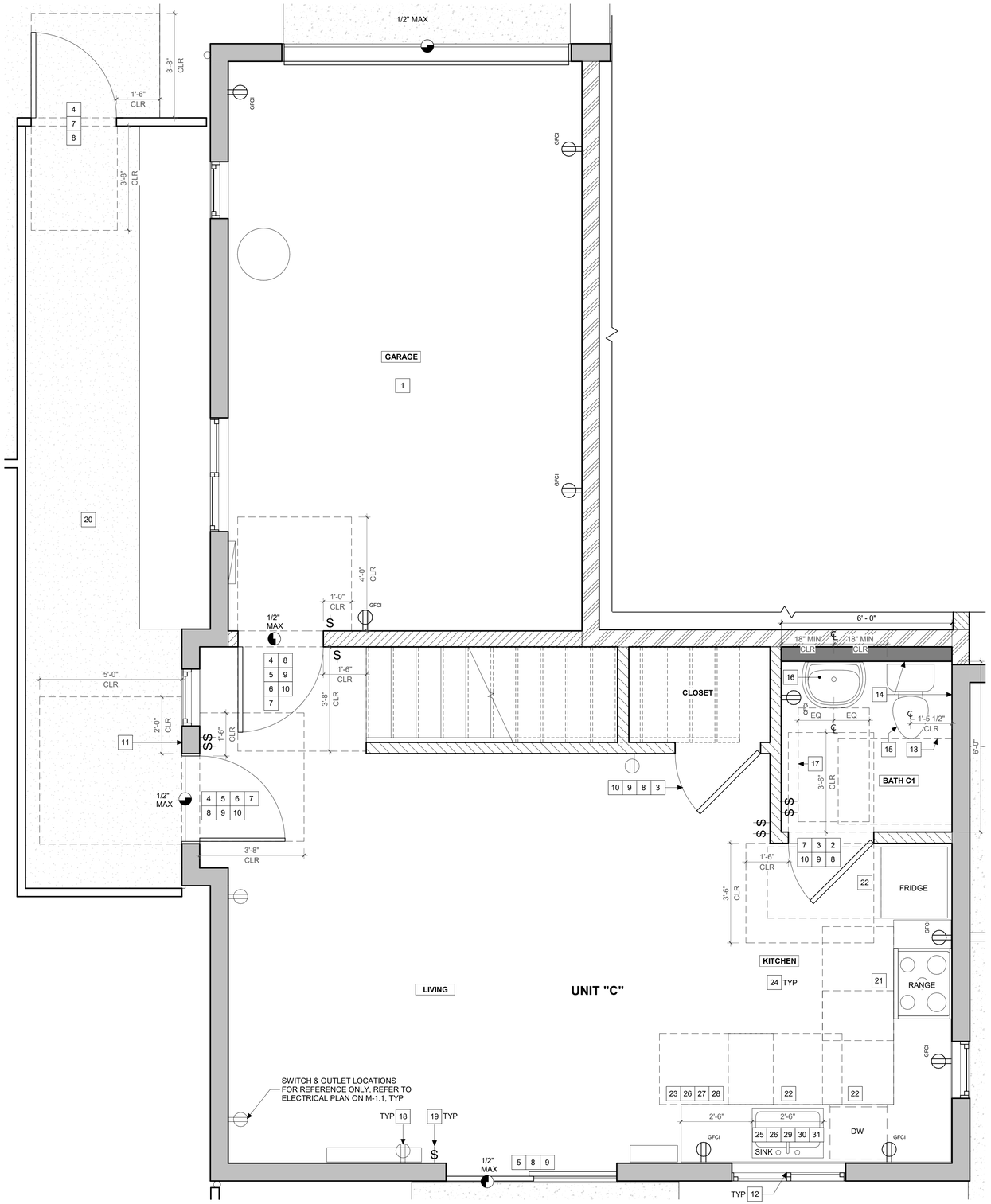
KEYNOTES

1	1109A.2.1 PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE AS REQUIRED IN SECTION 1109A. EXCEPTION #3 A PRIVATE GARAGE ATTACHED TO AND DIRECTLY SERVING A SINGLE COVERED MULTIFAMILY DWELLING UNIT PROVIDING AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNIT'S PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE.
2	1132A.3 INTERIOR DOORS SHALL HAVE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
3	1132A.5 MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MIN. LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
4	1126A.1 DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING: 1. PERMIT THE INSTALLATION OF A DOOR OR GATE NOT LESS THAN 36 INCHES IN WIDTH, NOT LESS THAN 80 INCHES IN HEIGHT, AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. 2. DOORS OR GATES SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
5	1126A.2.1 THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY.
6	1132A.5 THE FLOOR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY DOOR AND ANY EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 44".
7	1132A.5.2 THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18" PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1125A.
8	1132A.6 MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THOSE STANDARDS.
9	1132A.8 HAND ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
10	1132.9 SWING DOOR SURFACES WITHIIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
11	1132A.10 EVERY PRIMARY DOOR ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIV. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAX. OF 48" ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
12	1138A.4.3 CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP. 1138A4.4 CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
13	1134A.7 #1 THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACES SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON AT LEAST ONE SIDE OF THE FIXTURE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MIN. TO 18 INCHES MAX. FROM A GRAB BAR WALL.
14	1134A.7 #2 GRAB BAR REINFORCEMENT SHALL BE INSTALLED TO ONE SIDE AND THE BACK OF THE WATER CLOSET. REINFORCEMENT AT THE BACK SHALL BE INSTALLED BETWEEN 32" AND 38" ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MIN. 6" NOMINAL IN HEIGHT. THE BACKING SHALL BE A MIN. 40" IN LENGTH. REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED 32" TO 38" ABOVE THE FLOOR. THE REINFORCEMENT SHALL BE INSTALLED A MAX. OF 12" FROM THE REAR WALL AND SHALL EXTEND A MIN. OF 26" IN FRONT OF THE WATER CLOSET. THE GRAB BAR REINFORCEMENT SHALL BE A MIN. OF 6" NOMINAL IN HEIGHT.
15	1134.7 #3 & #4 THE MIN. HEIGHT OF WATER CLOSET SEATS SHALL BE 15" ABOVE THE FLOOR. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
16	1134.8 #1 VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN. OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. THE TOP OF THE FIXTURE RIM SHALL BE MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR. #3 CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. #4 KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING: THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED; ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE. THE KNEE AND TOE SPACE SHALL BE CENTERED ON THE FIXTURE, AND SHALL COMPLY WITH SECTION 1138A.2. THE CLEAR FLOOR SPACE REQUIRED BY ITEM 2 SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. #5 THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL. #6 WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. #7 FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. #8 MIRRORS AND TOWEL FIXTURES WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
17	1134A.8 #2 A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY.
18	1136A.1 ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
19	1136A.2 CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
20	1113A WALKS AND SIDEWALKS ON ACCESSIBLE ROUTES SHALL COMPLY WITH THIS SECTION (1113A).
21	1133A.2.1 A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BY PROVIDED AT THE RANGE OR COOKTOP.
22	1133A.2.2 A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER, AND TRASH COMPACTOR.
23	1133A.2.3 A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE WORK SURFACE REQUIRED BY SECTION 1133A.4.
24	1133A.2.4 THE CENTERLINE OF THE 30 INCHES BY 48 INCH CLEAR FLOOR SPACE PROVIDED FOR PARALLEL OR FORWARD APPROACH SHALL BE ALIGNED WITH THE CENTERLINE OF THE WORK SPACE, APPLIANCE OR FIXTURE.
25	1133A.3 SINKS AND WORK SURFACES REQUIRED BY SECTION 1133A.4 SHALL BE PROVIDED WITH KNEE AND TOE SPACE COMPLYING WITH SECTION 1133A.7. BASE CABINETS (INCLUDING TOEBOARD AND SHELVING) DIRECTLY UNDER KITCHEN SINKS AND WORK SURFACES SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE KNEE AND TOE SPACE. THE FINISH FLOOR BENEATH KITCHEN SINKS AND WORK SURFACES SHALL BE EXTENDED TO THE WALL.
26	1133A.4 KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED WITH THE FOLLOWING: #1 A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION. #2 A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE. #3 SINKS AND WORK SURFACES MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH, OR BE SEPARATE COMPONENTS.
27	1133A.4.1 REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MIN. OF 5 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. REPOSITIONABLE COUNTERTOPS SHALL COMPLY WITH THE FOLLOWING: #1 SINKS AND WORK SURFACES REQUIRED BY SECTION 1133A.4 SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MIN. HEIGHT OF 28 INCHES. #2 BASE CABINETS DIRECTLY UNDER SINKS AND WORK SURFACES SHALL BE REMOVABLE AS REQUIRED IN SECTION 1133A.3. #3 THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONABSORBANT MATERIALS APPROPRIATE FOR SUCH USES. #4 FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE. EXCEPTIONS: #1 STONE, CULTURED STONE, AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS. #2 TWO 15-INCH WIDE MIN. BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE, AND USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
28	1133A.5 LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR.
29	1133A.6 FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPER FOR AT LEAST 10 SECONDS.
30	1133A.7 KNEE AND TOE SPACE, WHEN REQUIRED BY SECTION 1133A, SHALL COMPLY WITH SECTION 1138.2 AND THE FOLLOWING: #1 THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED, OR REMOVABLE BASE CABINETS IN COMPLIANCE WITH SECTION 1133A.3 SHALL BE PROVIDED. #2 THE KNEE AND TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM, CENTERED ON THE SINK, COUNTERTOP OR APPLIANCE. #3 A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACES MORE THAN 19 INCHES.
31	1133A.7.1 WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINK.



1 **(N) UNIT C FIRST FLOOR ACCESSIBILITY PLAN**
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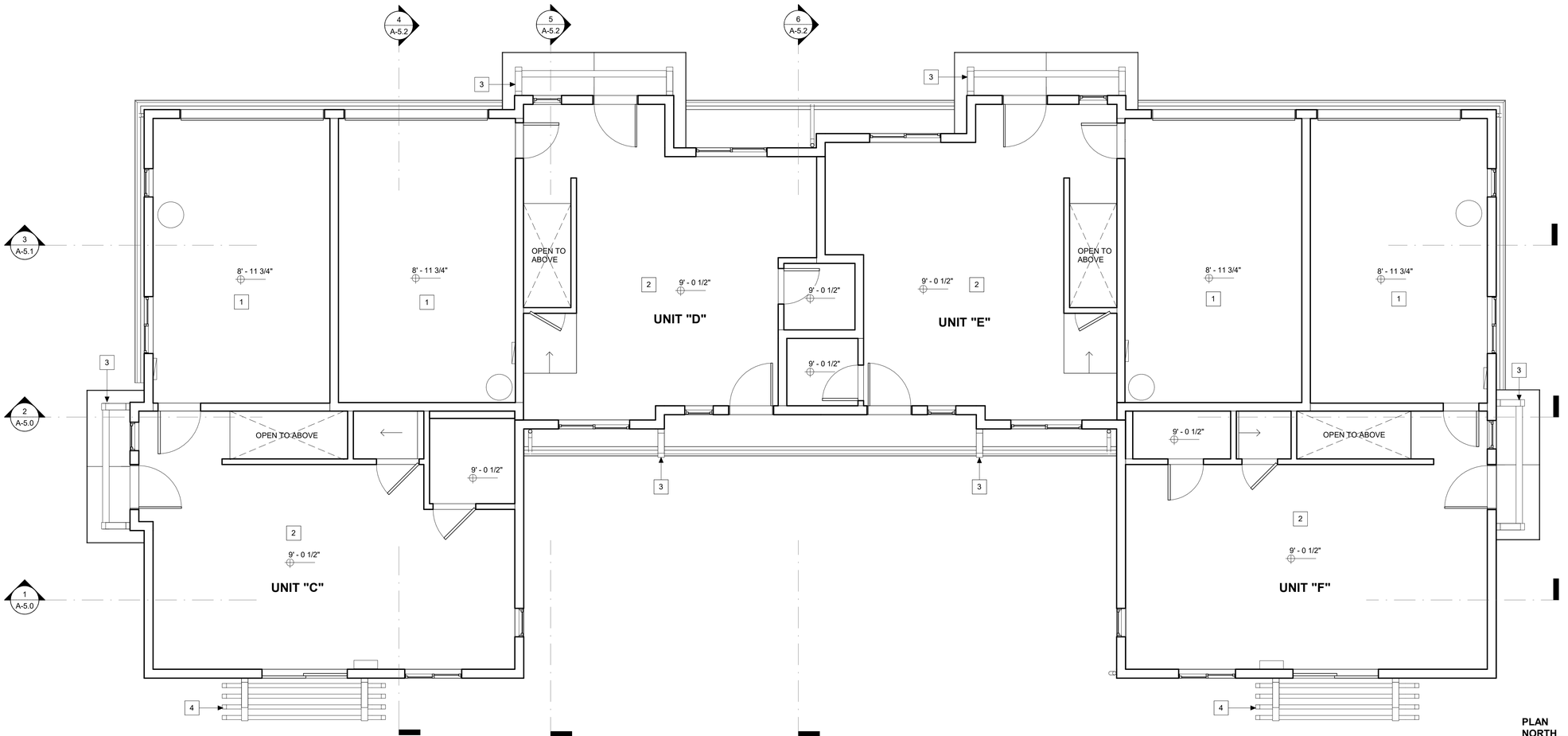
A-2.4

REFLECTED CEILING PLAN NOTES

1. HARDWIRED & INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS W/ BATTERY BACK-UP REQ'D IN EACH BEDROOM & AREAS LEADING TO BEDROOMS. SMOKE DETECTOR ALSO REQ'D AT EACH SEP STORY OF A DWELLING, INCLUDING BASEMENTS & HABITABLE ATTICS [CRC R314 & R315].
2. REGISTERS & ACCESS PANELS SHALL BE ETCHED/PRIMED & PAINTED TO MATCH ADJACENT SURFACES, TYP.
3. CONTRACTOR SHALL FUR CEILINGS AS REQ'D TO MEET THE INTENT OF THE DRAWINGS.
4. NOTED CEILING HEIGHTS ARE APPROXIMATE & WILL VARY BASED UPON FINISHES.
5. SEE FLOOR PLANS FOR WALL TYPES.

KEYNOTES

1	1-HR FIRE RATED CEILING PER ARCHITECTURAL DETAIL
2	(1) LAYER 5/8" GYPSUM BOARD, TYP
3	WOOD BRACKETS, SEE DETAILS
4	WOOD TRELLIS, SEE DETAILS



1 (N) FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

PLAN NORTH
TRUE NORTH

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C -22541

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1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
(N) FIRST FLOOR REFLECTED CEILING PLAN

Revision Schedule

Project # 17006
Project Manager Designer
Scale As indicated
PrintDate 8/30/2021 10:38:55 AM

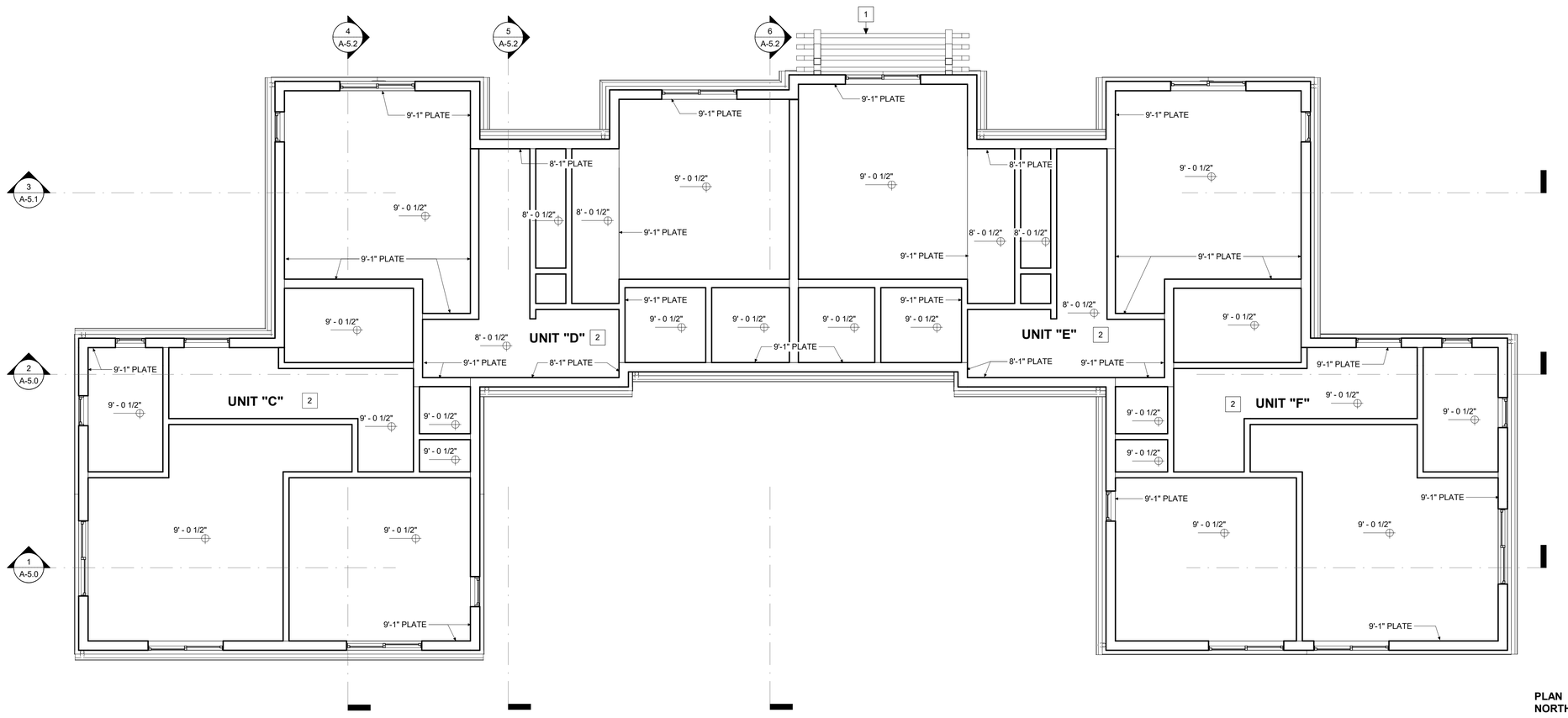
A-2.5

REFLECTED CEILING PLAN NOTES

1. HARDWIRED & INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS W/ BATTERY BACK-UP REQ'D IN EACH BEDROOM & AREAS LEADING TO BEDROOMS. SMOKE DETECTOR ALSO REQ'D AT EACH SEP STORY OF A DWELLING, INCLUDING BASEMENTS & HABITABLE ATTICS [CRC R314 & R315].
2. REGISTERS & ACCESS PANELS SHALL BE ETCHED/PRIMED & PAINTED TO MATCH ADJACENT SURFACES, TYP.
3. CONTRACTOR SHALL FUR CEILINGS AS REQ'D TO MEET THE INTENT OF THE DRAWINGS.
4. NOTED CEILING HEIGHTS ARE APPROXIMATE & WILL VARY BASED UPON FINISHES.
5. SEE FLOOR PLANS FOR WALL TYPES.

KEYNOTES

1	WOOD TRELLIS, SEE DETAILS
2	(1) LAYER 5/8" GYPSUM BOARD, TYP



1 (N) SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

PLAN NORTH
TRUE NORTH

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1812 SAN PASCUAL HOUSING
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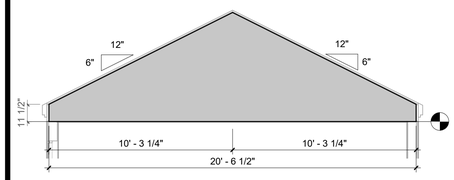
(N) SECOND FLOOR REFLECTED CEILING PLAN

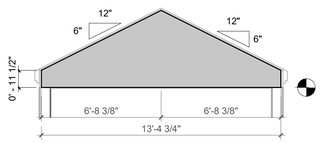
Revision Schedule

Project # 17006
Project Manager Designer
Scale As indicated
PrintDate 8/30/2021 10:38:56 AM

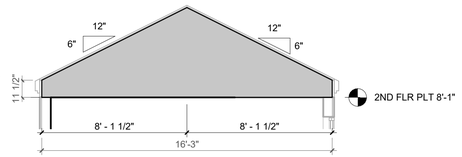
A-2.6



TRUSS PROFILE A
1/4" = 1'-0"



TRUSS PROFILE B
1/4" = 1'-0"



TRUSS PROFILE C
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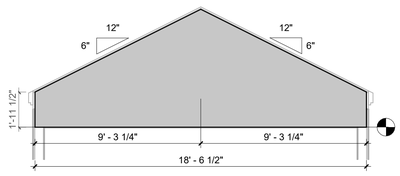
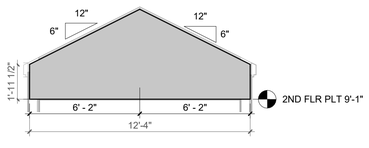
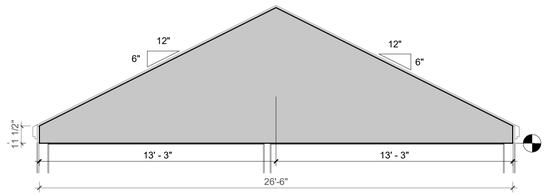


TRUSS PROFILE D
1/4" = 1'-0"



TRUSS PROFILE E
1/4" = 1'-0"



TRUSS PROFILE F
1/4" = 1'-0"

ROOF VENT CALCS

REQUIRED:
UNIT C: 521 / 150 = 3.47 SQFT = 499.68 SI OF VENTING REQ.
UNIT D: 525 / 150 = 3.50 SQFT = 504 SI OF VENTING REQ.
UNIT E: 535 / 150 = 3.57 SQFT = 514.08 SI OF VENTING REQ.
UNIT F: 521 / 150 = 3.47 SQFT = 499.68 SI OF VENTING REQ.

EACH O'HAGIN ROOF VENT = 72 SI VENTED AREA

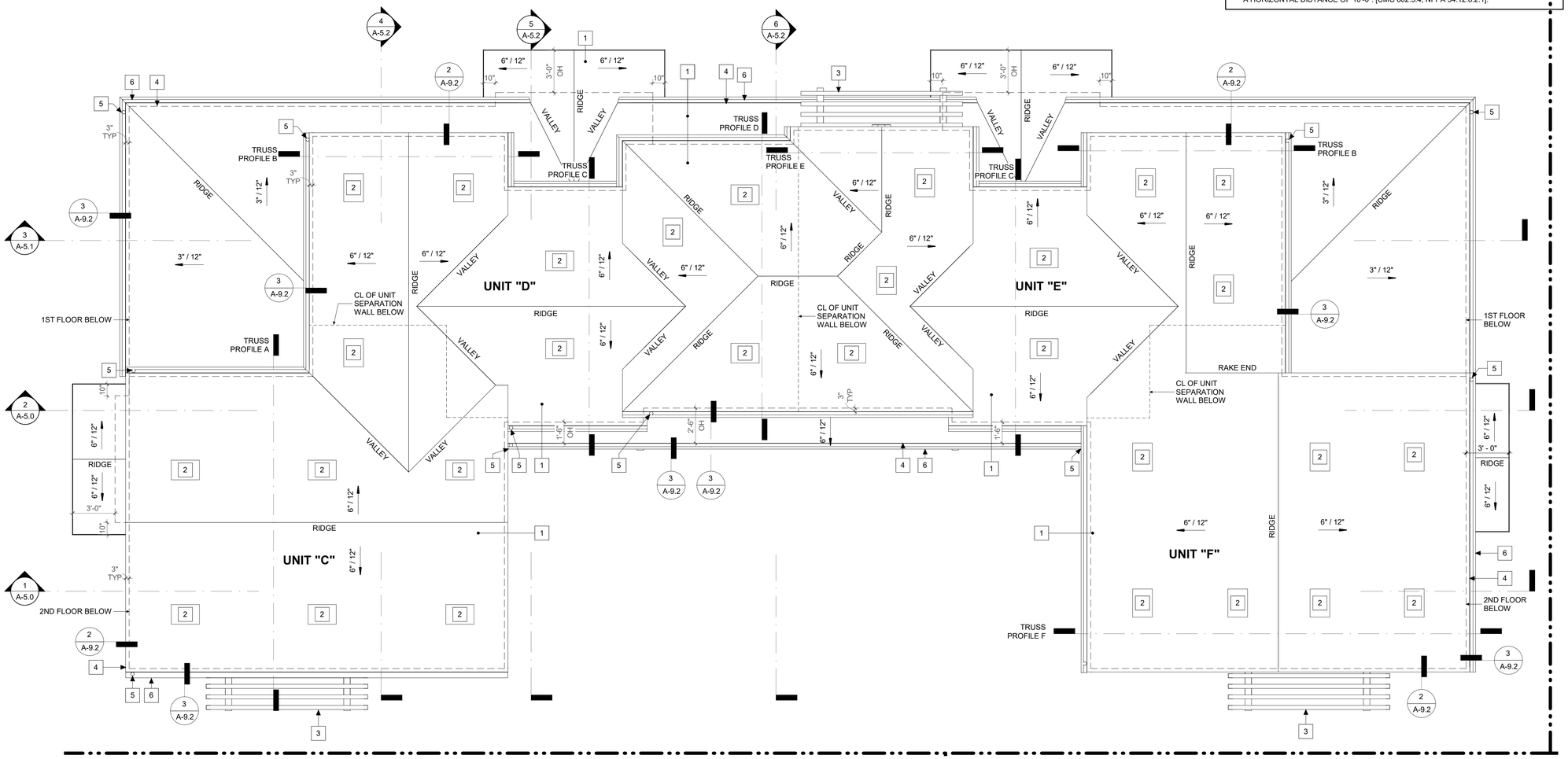
PROVIDED:
UNIT C: 499.68 / 72 SI = 6.94 = **7 ROOF VENTS**
UNIT D: 504 / 72 SI = **7 ROOF VENTS**
UNIT E: 514.08 / 72 SI = 7.14 = **8 ROOF VENTS**
UNIT F: 499.68 / 72 SI = 6.94 = **7 ROOF VENTS**

KEYNOTES

1	CERTAINTEED - PRESIDENTIAL SHAKE TL SERIES - CLASS "A" FIBERGLASS COMPOSITION SHINGLE ROOF OVER MFR RECOMMENDED FELT (& CRC REQ'S). PER MFR REC'S
2	O'HAGIN - CLOAKED ROOF VENT - NET FREE VENT AREA = 72 SQ.IN. - VENT SHALL BE PROTECTED WITH CORROSION RESITANT WIRE CLOTH SCREENING, OPENING SHALL BE A MIN 1/16" AND SHALL NOT EXCEED 1/4" (R806.1 CRC) SEE DETAIL
3	WOOD TRELLIS, SEE DETAILS
4	ROOF OVERHANG: 2.75" TRIM PER DETAILS, TYP
5	DOWNSPOUT - ALUMINUM 4" (ROUND SHAPE) - SHERWIN WILLIAMS SEALSKIN, TYP
6	CONTINUOUS ALUMINUM K-STYLE GUTTERS -SHERWIN WILLIAMS SEALSKIN, TYP

ROOF PLAN NOTES

1. UNLESS OTHERWISE NOTED, REQ'D UNDERLAYMENT FOR ASPHALT SHINGLES SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4869 TYPE I-IV, OR ASTM D 6757.
2. SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY W/ ASTM D 1970.
3. ASPHALT SHINGLES SLOPE BETWEEN 2:12 - 4:12: UNDERLAYMENT SHALL BE TWO LAYERS & SHALL COMPLY W/ CRC R905.2.7 (APPLY A 19 INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO & STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, & FASTENED SUFFICIENTLY TO HOLD IN PLACE) [CRC R905.2.4, CRC TABLES R905.1.1(1), R905.1.1(2)] [ATTACHMENTS PER CRC R905.1.1(3)].
4. ASPHALT SHINGLES SLOPE GREATER THAN 4:12: UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM THE EAVE & LAPPED 2 INCHES, DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE W/ THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES & SHALL BE OFFSET BY 6 FEET [CRC R905.2.4, CRC TABLES R905.1.1(1), R905.1.1(2)] [ATTACHMENTS PER CRC R905.1.1(3)].
5. ROOF SHEATHING SHALL BE STRUCTURAL "REFLECTIVE SHEATHING"
6. PROVIDE FLASHING (8" MIN LAP) AT ROOF JOINTS.
7. ALL VENTING EQUIPMENT ON ROOF TO BE PRIMED & PAINTED TO MATCH ROOF COLOR
8. ROOF DRAINS & OVERFLOW DRAINS, WHETHER OR NOT CONCEALED W/IN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED PER CRC R903.4 & THE CPC.
9. ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEP SPACE BY VENTING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN & SNOW. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300TH OF THE SPACE VENTILATED PROVIDED A VAPOR BARRIER NOT EXCEEDING (1) PERM IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION [CRC R806.2] (THIS NOTE N/A FOR CONDITIONS COMPLYING W/ CRC R806.5 FOR UNVENTED ATTIC & UNVENTED ENCLOSED RAFTER ASSEMBLIES) PER CPC CH. 11.
10. A CHIMNEY FOR A RESIDENTIAL-TYPE OR LOW-HEAT APPLIANCE SHALL EXTEND NOT LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF OF A BUILDING & NOT LESS THAN 2'-0" HIGHER THAN A PORTION OF A BUILDING W/IN A HORIZONTAL DISTANCE OF 10'-0". [CMC 802.5.4, NFPA 54:12.6.2.1].



1 ROOF (N)
1/4" = 1'-0"

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(N) ROOF PLAN

Revision Schedule

Project # 17006
Project Manager NOAH GREER
Scale As indicated
PrintDate 8/30/2021 10:38:57 AM

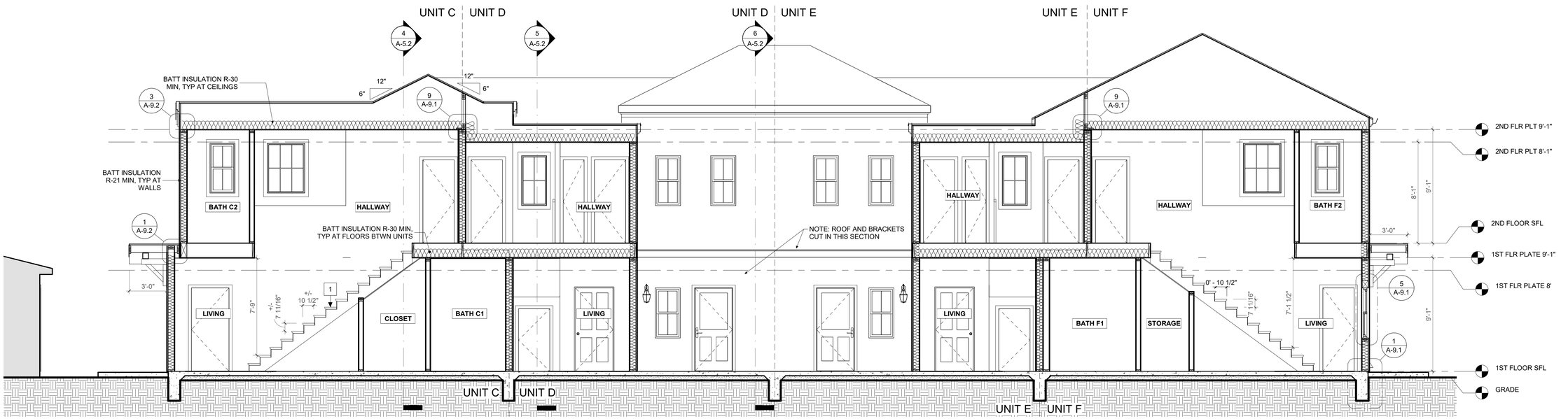
A-2.7

KEYNOTES

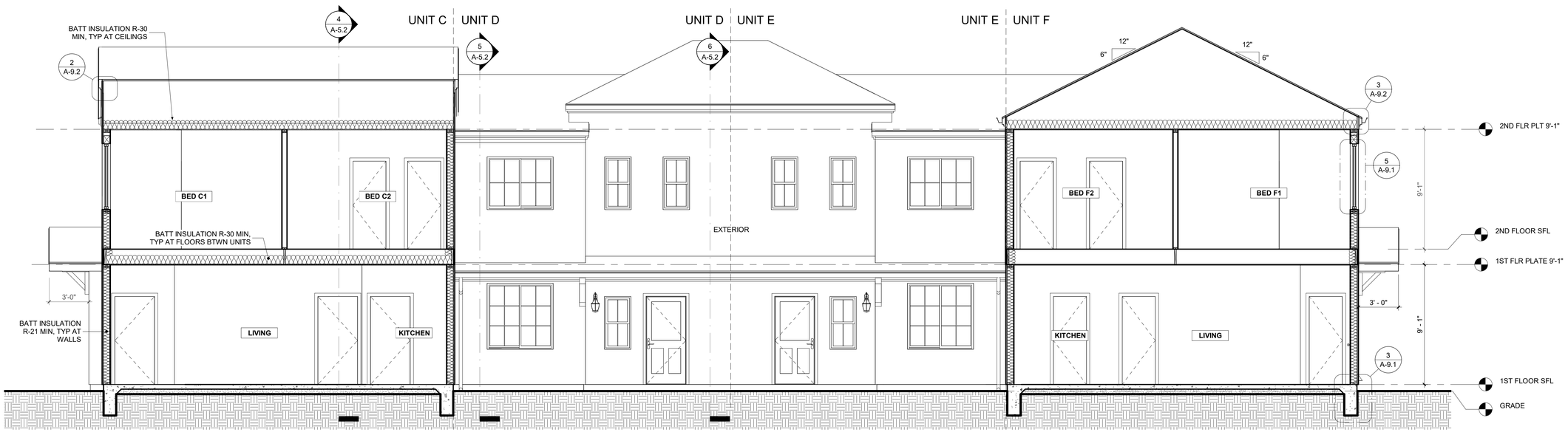
1	TREADS AT +/-10.5" (10" MIN), RISERS TO BE +/-7.6875" (7.75" MAX)

SECTIONS NOTES

1. MIN 5/8" TYPE "X" GYP AT WALLS & CEILINGS UON.
2. MIN 2 LAYERS 5/8" TYPE "X" GYP AT GARAGE CEILINGS & USABLE SPACE BELOW STAIRS.
3. WALL CONSTRUCTION PER WALL LEGEND, DETAILS & FRAMING NOTES.
4. FLOOR SLAB & FOOTINGS PER STRUCTURAL PLANS.
5. MIN 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER W/ JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONC FLOOR SLAB & THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS [CRC R506.2.3].
6. CAPILLARY BREAK: A CAPILLARY BREAK SHALL BE INSTALLED TO COMPLY W/ CALGREEN 4.505.2.1.
7. PROTECTION OF WOOD & WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED W/ THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE W/ AWPA UI FOR THE SPECIES, PRODUCT, PRESERVATIVE & END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA UI. THIS REQ APPLIES IN THE FOLLOWING LOCATIONS:
   A. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" INCHES TO THE EXPOSED GROUND
   B. WOOD GIRDERS WHEN CLOSER THAN 12" INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED W/IN THE PERIPHERY OF THE BUILDING FOUNDATION
   C. ALL FOUNDATION SILLS, PLATES, SLEEPERS, POSTS, & COLUMNS THAT REST ON CONC OR MASONRY MUST BE NATURALLY DURABLE OR PRESERVATIVE TREATED [CRC R317.1]



2 SECTION 2
1/4" = 1'-0"



1 SECTION 1
1/4" = 1'-0"

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1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
(N) SECTIONS

Revision Schedule

Project #	17006
Project Manager	Designer
Scale	As indicated
PrintDate	8/30/2021 10:38:58 AM

A-5.0

SECTIONS NOTES

1. MIN 5/8" TYPE "X" GYP AT WALLS & CEILINGS UON.
2. MIN 2 LAYERS 5/8" TYPE "X" GYP AT GARAGE CEILINGS & USABLE SPACE BELOW STAIRS.
3. WALL CONSTRUCTION PER WALL LEGEND, DETAILS & FRAMING NOTES.
4. FLOOR SLAB & FOOTINGS PER STRUCTURAL PLANS.
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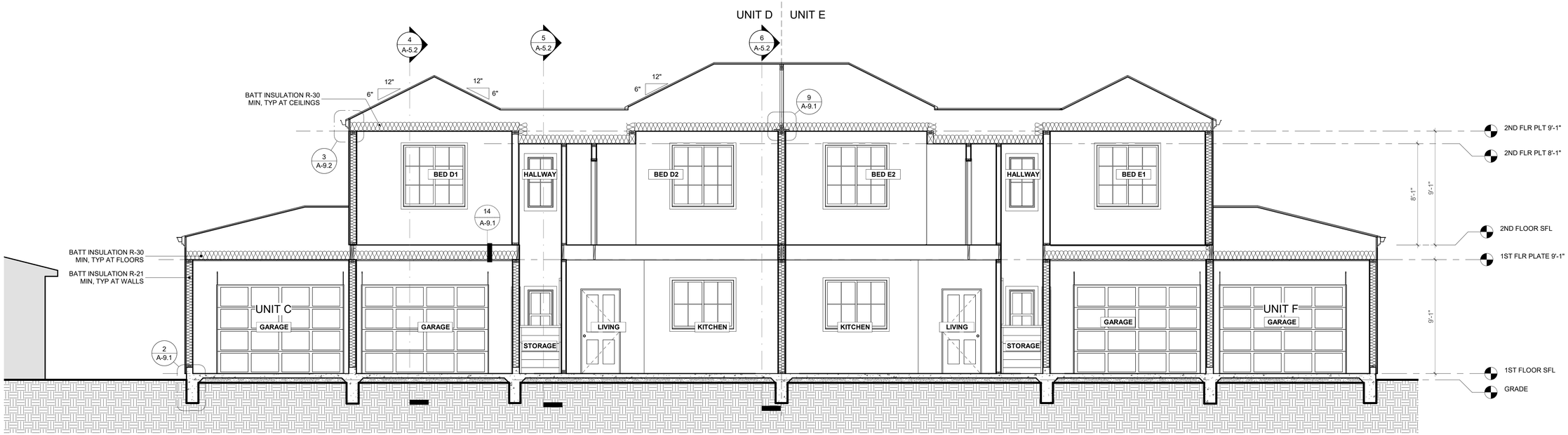
   A. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" INCHES TO THE EXPOSED GROUND
   B. WOOD GIRDERS WHEN CLOSER THAN 12" INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED W/IN THE PERIPHERY OF THE BUILDING FOUNDATION
   C. ALL FOUNDATION SILLS, PLATES, SLEEPERS, POSTS, & COLUMNS THAT REST ON CONC OR MASONRY MUST BE NATURALLY DURABLE OR PRESERVATIVE TREATED [CRC R317.1]



3 SECTION 3
1/4" = 1'-0"

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1812 SAN PASCUAL HOUSING
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(N) SECTIONS

Revision Schedule

Project # 17006
Project Manager Designer
Scale As indicated
PrintDate 8/30/2021 10:38:59 AM

A-5.1

SECTIONS NOTES

1. MIN 5/8" TYPE "X" GYP AT WALLS & CEILINGS UON.
2. MIN 2 LAYERS 5/8" TYPE "X" GYP AT GARAGE CEILINGS & USABLE SPACE BELOW STAIRS.
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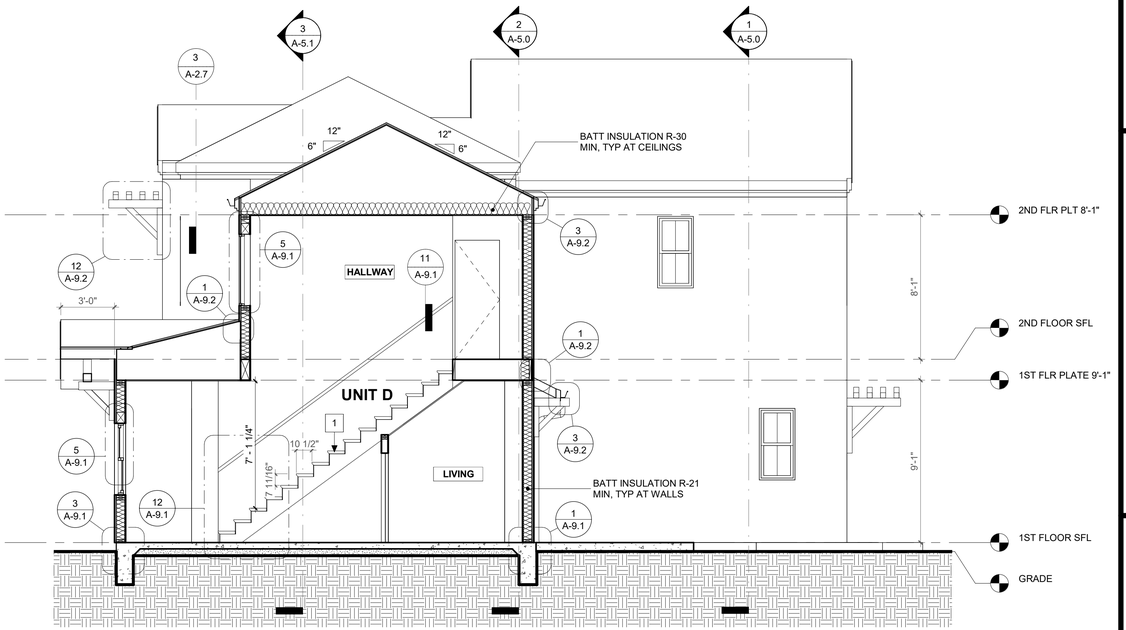
   B. WOOD GIRDERS WHEN CLOSER THAN 12" INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED W/IN THE PERIPHERY OF THE BUILDING FOUNDATION
   C. ALL FOUNDATION SILLS, PLATES, SLEEPERS, POSTS, & COLUMNS THAT REST ON CONC OR MASONRY MUST BE NATURALLY DURABLE OR PRESERVATIVE TREATED [CRC R317.1]



5 SECTION 5
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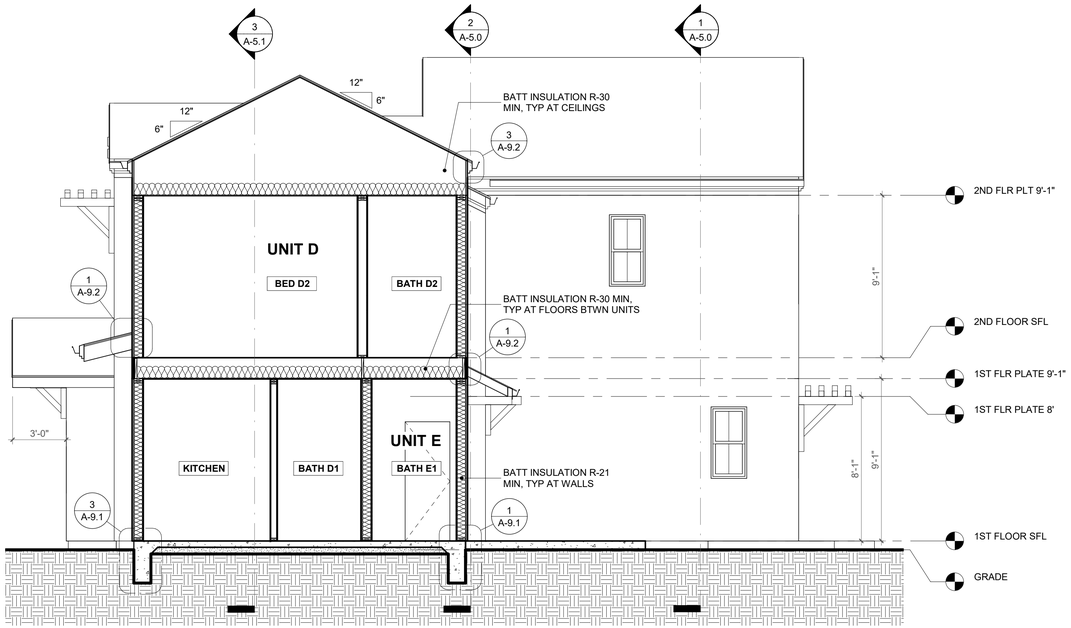
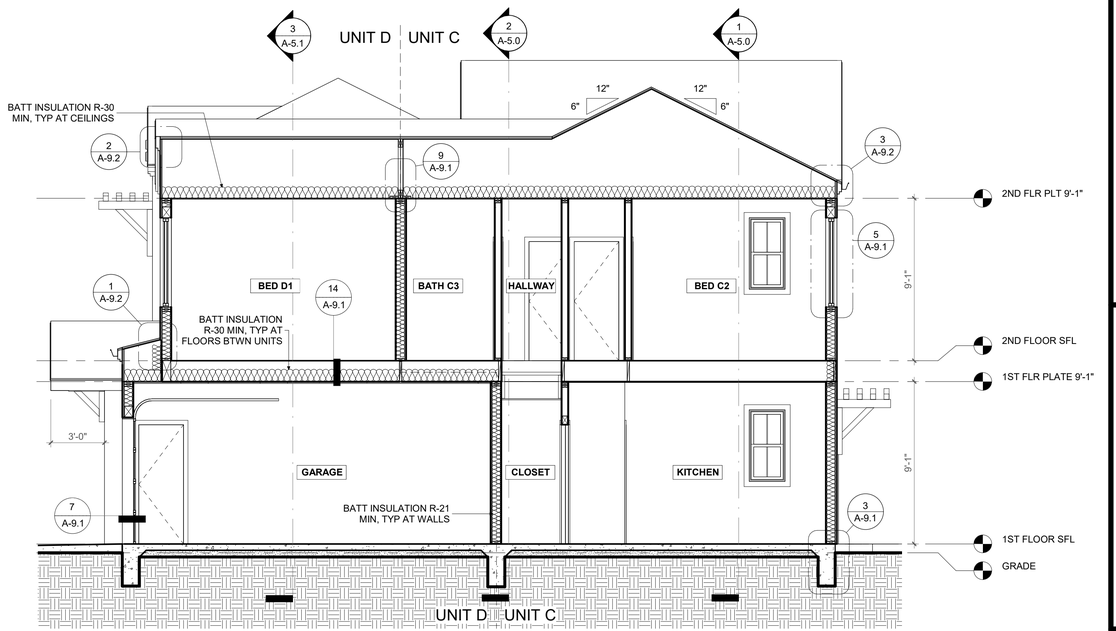


6 SECTION 6
1/4" = 1'-0"



4 SECTION 4
1/4" = 1'-0"

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1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
(N) SECTIONS

Revision Schedule

Project #	17006
Project Manager	Designer
Scale	As indicated
PrintDate	8/30/2021 10:39:00 AM

A-5.2

FINISH SPECIFICATIONS

SW 7047 Porpoise	SW 7628 Windfresh White	SW 6179 Artichoke	SW 7675 Sealskin	
Interior / Exterior Location Number: 245-C6	Interior / Exterior Location Number: 259-C7	Interior / Exterior Location Number: 213-C5	Interior / Exterior Location Number: 277-C7	CERTAINTEED - PRESIDENTIAL SHAKE TL COLOR: AUTUMN BLEND

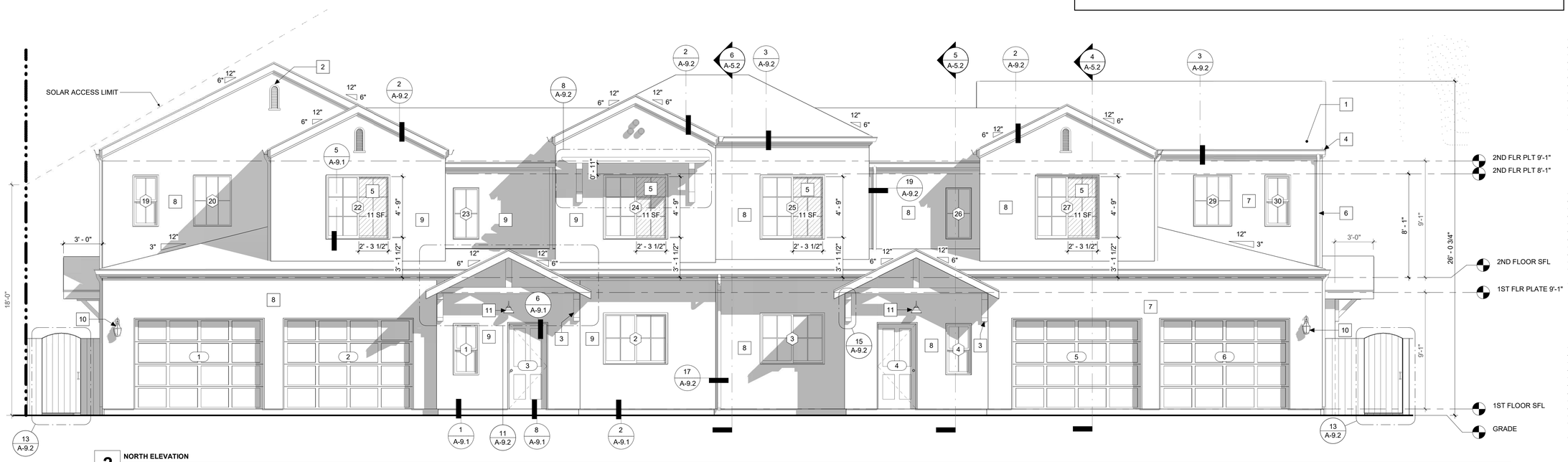
- STUCCO FINISH: TROWELED KNOCK-DOWN
- STUCCO COLOR: SHERWIN WILLIAMS PORPOISE, WINDFRESH WHITE, AND ARTICHOKE (ABOVE)
- TRIM COLOR: SHERWIN WILLIAMS SEALSKIN (ABOVE)
- WINDOW COLOR: JELD-WEN BRONZE
- DOOR COLOR: SHERWIN WILLIAMS SEALSKIN
- GUTTERS/DOWNSPOUTS: SHERWIN WILLIAMS SEALSKIN
- GATES/FENCES: SHERWIN WILLIAMS SEALSKIN
- ROOF - CERTAINTEED - PRESIDENTIAL SHAKE TL - AUTUMN BLEND

KEYNOTES

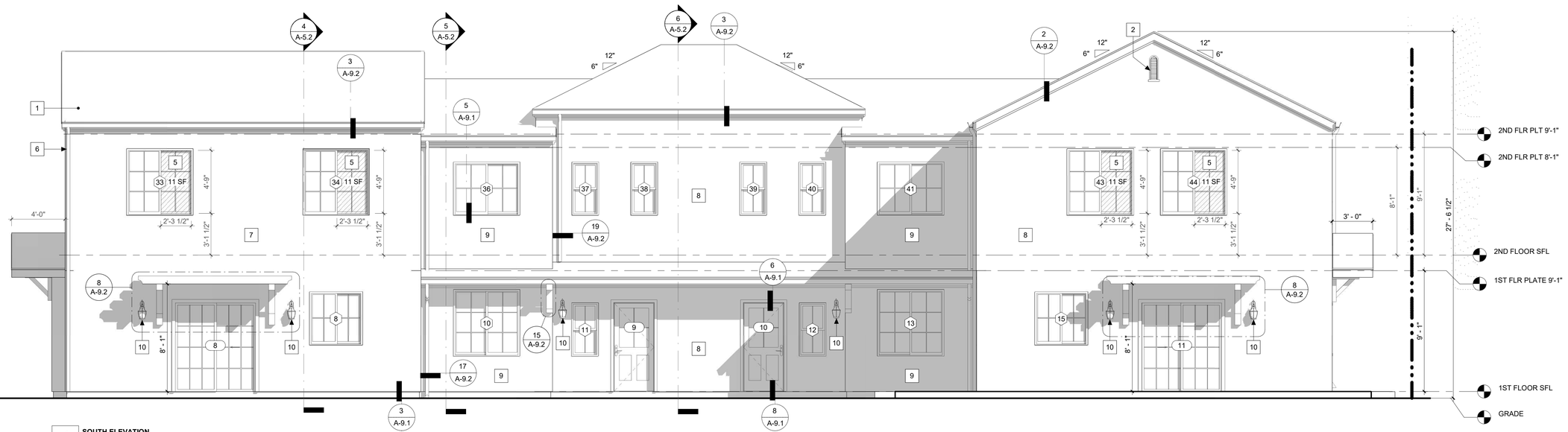
1	CERTAINTEED - PRESIDENTIAL SHAKE TL SERIES - CLASS "A" FIBERGLASS COMPOSITION SHINGLE ROOF OVER MFR RECOMMENDED FELT (& CRC REQ'S). PER MFR REC'S
2	ELKENA MILLWORK 12" X 24" ROUND TOP PRIMED NON-FUNCTIONAL LOUVER VENT, TYP
3	WOOD BRACKETS, SEE DETAILS
4	CONTINUOUS ALUMINUM K-STYLE GUTTERS -SHERWIN WILLIAMS SEALSKIN, TYP
5	EGRESS WINDOW
6	DOWNSPOUT - ALUMINUM 4" (ROUND SHAPE) - SHERWIN WILLIAMS SEALSKIN, TYP
7	TROWELED KNOCK-DOWN STUCCO FINISH, SHERWIN WILLIAMS ARTICHOKE (SEE FINISH SPECIFICATIONS)
8	TROWELED KNOCK-DOWN STUCCO FINISH, SHERWIN WILLIAMS WINDFRESH WHITE (SEE FINISH SPECIFICATIONS)
9	TROWELED KNOCK-DOWN STUCCO FINISH, SHERWIN WILLIAMS PORPOISE (SEE FINISH SPECIFICATIONS)
10	HOME DECORATORS COLLECTION MOTION-SENSING EXTERIOR LED WALL LIGHT #1 (SEE EXTERIOR LIGHT SPECIFICATIONS ON M-1.1)
11	HOME DECORATORS COLLECTION MOTION-SENSING EXTERIOR LED WALL LIGHT #2 (SEE EXTERIOR LIGHT SPECIFICATIONS ON M-1.1)

ELEVATION NOTES

1. ETCH/PREP, PRIME & PAINT ROOF PROTRUSIONS TO MATCH ROOF, TYP.
2. ROOF VENTS TO BE GROUPED TO THE EXTENT FEASIBLE.
3. FOR PENETRATIONS IN RATED WALL ASSEMBLIES, REFER TO CBC.
4. SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRADE-RELATED ITEMS AS CONTAINED W/IN FULL CONSTRUCTION DOCUMENTS.
5. ALL ELECTRICAL, GAS, PLUMBING & MECHANICAL PENETRATIONS IN EXTERIOR WALLS SHALL BE FLASHED W/ "QUICKFLASH" WATERPROOFING PRODUCTS (WWW.QUICKFLASHPRODUCTS.COM) OR EQUAL.
6. EXTERIOR OF BUILDING SHALL BE WRAPPED W/ MIN GRADE "D" PRIOR TO INSTALLING FINISH MATERIAL. INSTALL PER MFR INSTRUCTIONS.
7. FLASH/COUNTER FLASH AT ALL ROOF-TO-WALL CONDITIONS.
8. ALL FLASHING SHALL BE CONSISTENT W/ ROOF & WALL FINISH. DISSIMILAR METALS SHALL NOT BE IN CONTACT W/ EACH OTHER.
9. BACKPRIME ALL UNFINISHED TRIM EDGES PRIOR TO INSTALLATION, TYP.
10. WOOD FRAMING MEMBERS (INCLUDING WOOD SHEATHING) THAT REST ON FOUNDATION WALLS & ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD [CBC § 2304.11.2.2].
11. RAKED BOARDS & TRIM BEYOND THE RAKE SHALL BE CONTINUOUS.
12. ALL EXTERIOR WALL COVERINGS SHALL BE APPLIED PER CRC R703.
13. APPROVED NUMBERS OR ADDRESSES SHALL BE POSTED, PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY [CFC 505.1].
14. ALL GUTTERS SHALL BE SIZED PER CPC CH. 11. ALL DRAINS & GUTTERS SHALL COMPLY W/ CPC CH. 11 REQ.
15. SEE MECHANICAL / ELECTRICAL / PLUMBING PLANS FOR ITEMS NOT SHOWN OR SPECIFIED ON ELEVATIONS.



2 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

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1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
(N) EXTERIOR ELEVATIONS

Revision Schedule

Project #	17006
Project Manager	NOAH GREER
Scale	As indicated
PrintDate	8/30/2021 10:39:06 AM

A-6.0

FINISH SPECIFICATIONS

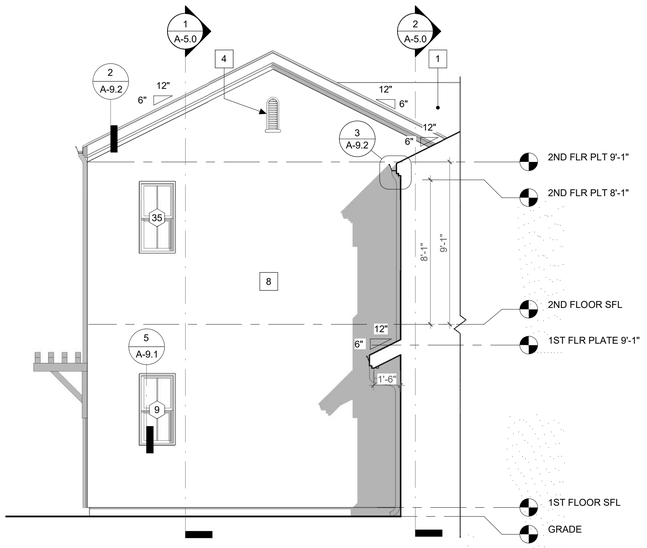
- STUCCO FINISH: TROWELED KNOCK-DOWN
- STUCCO COLOR: SHERWIN WILLIAMS PORPOISE, WINDFRESH WHITE, AND ARTICHOKE (ABOVE)
- TRIM COLOR: SHERWIN WILLIAMS SEALSKIN (ABOVE)
- WINDOW COLOR: JELD-WEN BRONZE
- DOOR COLOR: SHERWIN WILLIAMS SEALSKIN
- GUTTERS/DOWNSPOUTS: SHERWIN WILLIAMS SEALSKIN
- GATES/FENCES: SHERWIN WILLIAMS SEALSKIN
- ROOF - CERTAINTEED - PRESIDENTIAL SHAKE TL - AUTUMN BLEND

KEYNOTES

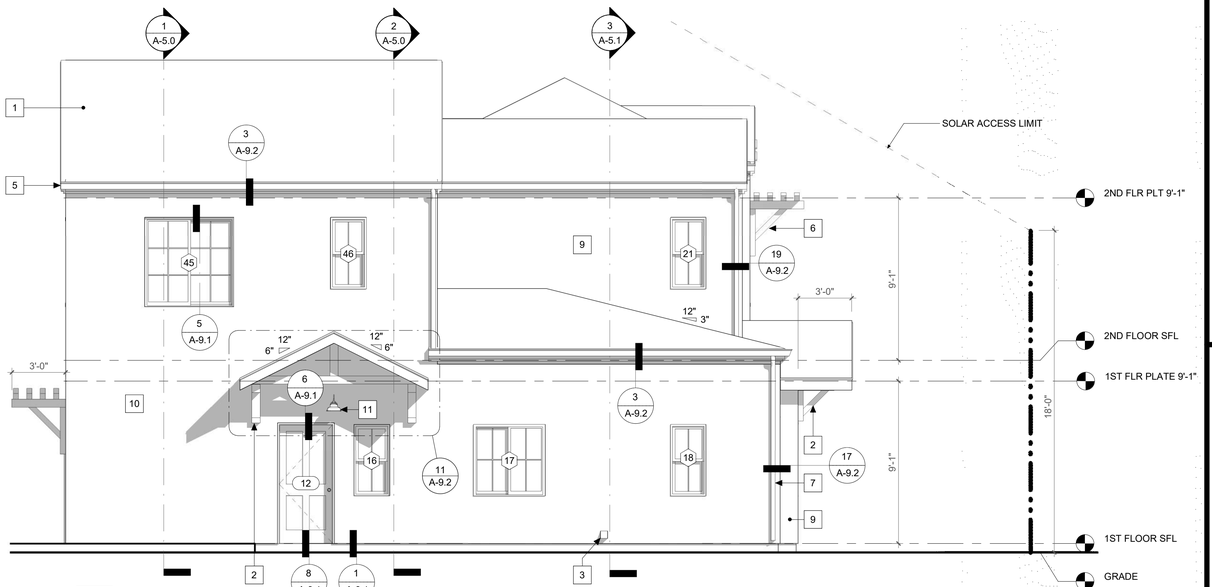
1	CERTAINTEED - PRESIDENTIAL SHAKE TL SERIES - CLASS "A" FIBERGLASS COMPOSITION SHINGLE ROOF OVER MFR RECOMMENDED FELT (& CRC REQ'S). PER MFR REC'S
2	WOOD BRACKETS, SEE DETAILS
3	DRYER VENT THROUGH WALL - TERMINATE VENT WITH SHEET METAL EYEBROW WITH BUILT-IN BACKDRAFT DAMPER - MIN 3' CLEAR TO BLDG OPENING & PROPERTY LINE
4	ELKENA MILLWORK 12" X 24" ROUND TOP PRIMED NON-FUNCTIONAL LOUVER VENT, TYP
5	CONTINUOUS ALUMINUM K-STYLE GUTTERS -SHERWIN WILLIAMS SEALSKIN, TYP
6	WOOD TRELLIS, SEE DETAILS
7	DOWNSPOUT - ALUMINUM 4" (ROUND SHAPE) - SHERWIN WILLIAMS SEALSKIN, TYP
8	TROWELED KNOCK-DOWN STUCCO FINISH, SHERWIN WILLIAMS ARTICHOKE (SEE FINISH SPECIFICATIONS)
9	TROWELED KNOCK-DOWN STUCCO FINISH, SHERWIN WILLIAMS PORPOISE (SEE FINISH SPECIFICATIONS)
10	TROWELED KNOCK-DOWN STUCCO FINISH, SHERWIN WILLIAMS WINDFRESH WHITE (SEE FINISH SPECIFICATIONS)
11	HOME DECORATORS COLLECTION MOTION-SENSING EXTERIOR LED WALL LIGHT #2 (SEE EXTERIOR LIGHT SPECIFICATIONS ON M-1.1)

ELEVATION NOTES

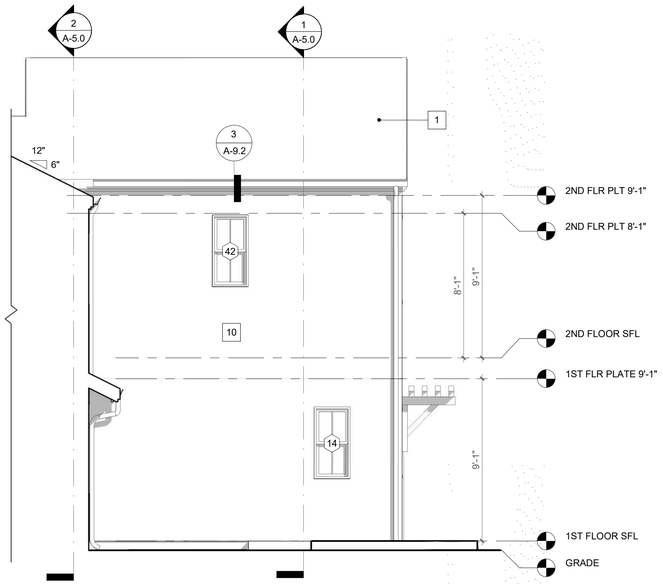
1. ETCH/PREP, PRIME & PAINT ROOF PROTRUSIONS TO MATCH ROOF, TYP.
2. ROOF VENTS TO BE GROUPED TO THE EXTENT FEASIBLE.
3. FOR PENETRATIONS IN RATED WALL ASSEMBLIES, REFER TO CBC.
4. SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRADE-RELATED ITEMS AS CONTAINED W/IN FULL CONSTRUCTION DOCUMENTS.
5. ALL ELECTRICAL, GAS, PLUMBING & MECHANICAL PENETRATIONS IN EXTERIOR WALLS SHALL BE FLASHED W/ "QUICKFLASH" WATERPROOFING PRODUCTS (WWW.QUICKFLASHPRODUCTS.COM) OR EQUAL.
6. EXTERIOR OF BUILDING SHALL BE WRAPPED W/ MIN GRADE "D" PRIOR TO INSTALLING FINISH MATERIAL. INSTALL PER MFR INSTRUCTIONS.
7. FLASH/COUNTER FLASH AT ALL ROOF-TO-WALL CONDITIONS.
8. ALL FLASHING SHALL BE CONSISTENT W/ ROOF & WALL FINISH. DISSIMILAR METALS SHALL NOT BE IN CONTACT W/ EACH OTHER.
9. BACKPRIME ALL UNFINISHED TRIM EDGES PRIOR TO INSTALLATION, TYP.
10. WOOD FRAMING MEMBERS (INCLUDING WOOD SHEATHING) THAT REST ON FOUNDATION WALLS & ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD [CBC § 2304.11.2.2].
11. RAKED BOARDS & TRIM BEYOND THE RAKE SHALL BE CONTINUOUS.
12. ALL EXTERIOR WALL COVERINGS SHALL BE APPLIED PER CRC R703.
13. APPROVED NUMBERS OR ADDRESSES SHALL BE POSTED, PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY [CFC 505.1].
14. ALL GUTTERS SHALL BE SIZED PER CPC CH. 11. ALL DRAINS & GUTTERS SHALL COMPLY W/ CPC CH. 11 REQ.
15. SEE MECHANICAL / ELECTRICAL / PLUMBING PLANS FOR ITEMS NOT SHOWN OR SPECIFIED ON ELEVATIONS.



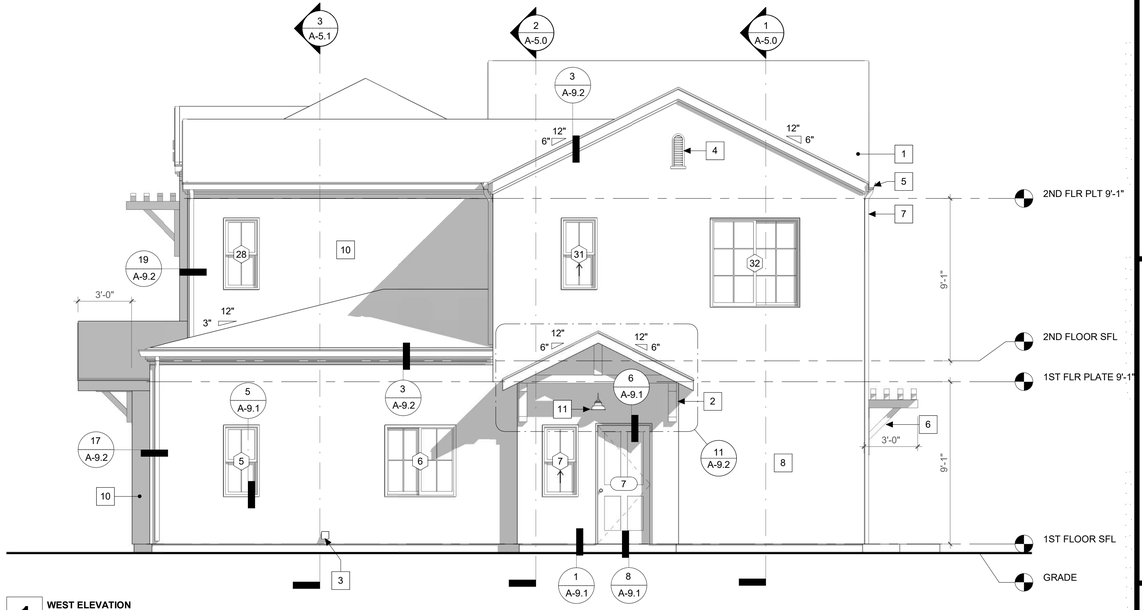
4 EAST ELEVATION COURTYARD
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION COURTYARD
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

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Revision Schedule

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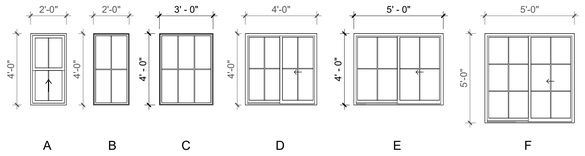
A-6.1

WINDOW NOTES

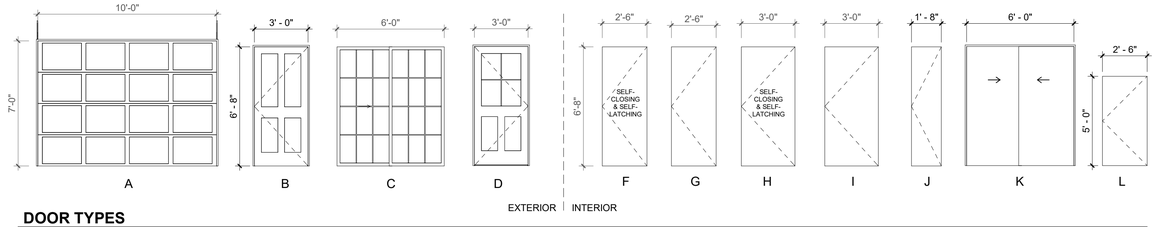
1. ALTHOUGH NOT ALL NOTES ARE SPECIFICALLY IDENTIFIED, SOME NOTES ARE NOT KEYED AND SHALL BE APPLIED TO APPLICABLE CONDITIONS
2. ALL WINDOWS SHALL BE DUAL GLAZED
3. ALL WINDOWS SHALL BE IN COMPLIANCE WITH TITLE-24 ENERGY CALCS
4. WINDOWS LOCATED WITHIN 24" OF STRIKE/HINGE EDGE OF DOORS SHALL BE TEMPERED
5. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL VERIFY THAT ALL WINDOWS ARE IN COMPLIANCE WITH CRC
6. ALL WINDOWS SHALL HAVE SILL PANS - "JAMSILL" (OR EQUAL)
7. EGRESS WINDOWS SHALL BE MIN. CLEAR WIDTH OF 20", MIN. CLEAR HEIGHT SHALL BE 24", MIN. OPENABLE AREA SHALL BE 5.7 SQFT. & MAX. SILL HEIGHT SHALL BE 44" (CONTRACTOR SHALL VERIFY ALL CONDITIONS ARE CODE COMPLIANT PRIOR TO ORDERING)
8. PRIOR TO ORDERING WINDOWS, CONTRACTOR SHALL VERIFY THAT SAFETY GLAZING IS IDENTIFIED AT ALL BATHROOM LOCATIONS WITH WINDOWS LESS THAN 60" HIGH (AT SILL) & LESS THAN 24" FROM TUB/SHOWER AREA
9. CONTRACTOR SHALL VERIFY WALL THICKNESS IN ALL LOCATIONS AND ADJUST JAMB WIDTH ACCORDINGLY
10. FIELD VERIFY ALL WINDOW DIMENSION ROUGH OPENINGS. VERIFY DIMENSIONS WITH HEAD, JAMB AND SILL DETAILS.
11. THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND/OR DOORS UNTIL FINAL INSPECTION

DOOR NOTES

1. ALTHOUGH NOT ALL NOTES ARE SPECIFICALLY IDENTIFIED, SOME NOTES ARE NOT KEYED AND SHALL BE APPLIED TO APPLICABLE CONDITIONS
2. ALL EXTERIOR DOORS SHALL BE RATED
3. WEATHERSTRIP ALL EXTERIOR DOORS PER T-24
4. WEATHERSTRIP / THRESHOLD AT ALL EXTERIOR & OTHER NOTED DOORS
5. PROVIDE DOOR HARDWARE, LATCHING, LOCKING DEVICES CONSISTENT WITH CRC.
6. ALL GLAZING IN DOORS SHALL BE DUAL GLAZED - TEMPERED
7. ALL EXTERIOR DOORS SHALL BE PROVIDED WITH A THRESHOLD PAN ("JAMSILL" OR EQUAL)
8. USE MFR LOCKSET ASSEMBLY TO MATCH DOOR ASSEMBLY
9. DOORS BTWN GARAGE & DWELLING TO BE 20 MIN RATED SELF CLOSING DOOR PER CRC R302.5.1
10. PROVIDE BELT-DRIVE GARAGE DOOR OPENER ("CHAMBERLIN WHISPER DRIVE" - OR EQUAL) - CONFIRM COMPATIBILITY WITH SELECTED GARAGE DOOR PRIOR TO PURCHASE. INCLUDE: (2) THREE-FUNCTION REMOTE CONTROLS, OUTSIDE KEYLESS ENTRY PAD, ROLLING CODE SECURITY
11. UNDERCUT DOOR 1" FROM FINISH FLOOR
12. FIELD VERIFY ALL CONDITIONS FOR PLACEMENT, SIZE, DETAILS.



WINDOW TYPES
1/4" = 1'-0"



DOOR TYPES
1/4" = 1'-0"

WINDOW SCHEDULE

Sym	Type	Width	Height	Room Name	Level	Head Height	Manuf.	Model	Operation	Finish	U-Factor	SHGC	Notes
1	A	2' - 0"	4' - 0"	LIVING	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	TEMPERED
2	E	5' - 0"	4' - 0"	KITCHEN	1	7' - 6"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
3	E	5' - 0"	4' - 0"	KITCHEN	1	7' - 6"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
4	A	2' - 0"	4' - 0"	LIVING	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	TEMPERED
5	A	2' - 0"	4' - 0"	GARAGE	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
6	D	4' - 0"	4' - 0"	GARAGE	1	6' - 8"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
7	A	2' - 0"	4' - 0"	LIVING	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	TEMPERED
8	D	4' - 0"	4' - 0"	KITCHEN	1	7' - 6"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
9	A	2' - 0"	4' - 0"	KITCHEN	1	7' - 6"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
10	F	5' - 0"	5' - 0"	LIVING	1	7' - 8"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
11	A	2' - 0"	4' - 0"	LIVING	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	TEMPERED
12	A	2' - 0"	4' - 0"	LIVING	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	TEMPERED
13	F	5' - 0"	5' - 0"	LIVING	1	7' - 8"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
14	A	2' - 0"	4' - 0"	KITCHEN	1	7' - 6"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
15	D	4' - 0"	4' - 0"	KITCHEN	1	7' - 6"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
16	A	2' - 0"	4' - 0"	LIVING	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	TEMPERED
17	D	4' - 0"	4' - 0"	GARAGE	1	6' - 8"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
18	A	2' - 0"	4' - 0"	GARAGE	1	6' - 8"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
19	A	2' - 0"	4' - 0"	BATH F2	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
20	C	3' - 0"	4' - 0"	HALLWAY	2	8' - 0"	JELD-WEN	V-2500	FIXED	BRONZE	0.26	0.29	
21	A	2' - 0"	4' - 0"	BED E1	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
22	F	5' - 0"	5' - 0"	BED E1	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
23	B	2' - 0"	4' - 0"	HALLWAY	2	7' - 0"	JELD-WEN	V-2500	FIXED	BRONZE	0.26	0.29	
24	F	5' - 0"	5' - 0"	BED E2	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
25	F	5' - 0"	5' - 0"	BED D2	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
26	B	2' - 0"	4' - 0"	HALLWAY	2	7' - 0"	JELD-WEN	V-2500	FIXED	BRONZE	0.26	0.29	
27	F	5' - 0"	5' - 0"	BED D1	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
28	A	2' - 0"	4' - 0"	BED D1	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
29	C	3' - 0"	4' - 0"	HALLWAY	2	8' - 0"	JELD-WEN	V-2500	FIXED	BRONZE	0.26	0.29	
30	A	2' - 0"	4' - 0"	BATH C2	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
31	A	2' - 0"	4' - 0"	BATH C2	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
32	F	5' - 0"	5' - 0"	BED C1	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
33	F	5' - 0"	5' - 0"	BED C1	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
34	F	5' - 0"	5' - 0"	BED C2	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
35	A	2' - 0"	4' - 0"	BED C2	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
36	E	5' - 0"	4' - 0"	HALLWAY	2	7' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
37	A	2' - 0"	4' - 0"	BATH D2	2	7' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
38	A	2' - 0"	4' - 0"	BATH D2	2	7' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
39	A	2' - 0"	4' - 0"	BATH E2	2	7' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
40	A	2' - 0"	4' - 0"	BATH E2	2	7' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
41	E	5' - 0"	4' - 0"	HALLWAY	2	7' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
42	A	2' - 0"	4' - 0"	BED F2	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	
43	F	5' - 0"	5' - 0"	BED F2	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
44	F	5' - 0"	5' - 0"	BED F1	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	EGRESS
45	F	5' - 0"	5' - 0"	BED F1	2	8' - 0"	JELD-WEN	V-2500	SLIDER	BRONZE	0.26	0.29	
46	A	2' - 0"	4' - 0"	BATH F2	2	8' - 0"	JELD-WEN	V-2500	SINGLE HUNG	BRONZE	0.26	0.29	

EXTERIOR DOOR SCHEDULE

Sym	Type	Width	Height	Room Name	Level	Manuf.	Model	Finish	U-Factor	SHGC	Notes
1	A	10' - 0"	7' - 0"	GARAGE	1	CLOPAY	GALLERY STEEL	WALNUT			
2	A	10' - 0"	7' - 0"	GARAGE	1	CLOPAY	GALLERY STEEL	WALNUT			
3	B	3' - 0"	6' - 8"	LIVING	1	TBD	SC WD	SEALSKIN	.26	.29	
4	B	3' - 0"	6' - 8"	LIVING	1	TBD	SC WD	SEALSKIN	.26	.29	
5	A	10' - 0"	7' - 0"	GARAGE	1	CLOPAY	GALLERY STEEL	WALNUT			
6	A	10' - 0"	7' - 0"	GARAGE	1	CLOPAY	GALLERY STEEL	WALNUT			
7	B	3' - 0"	6' - 8"	LIVING	1	TBD	SC WD	SEALSKIN	.26	.29	
8	C	6' - 0"	6' - 8"	LIVING	1	TBD	VINYL SLIDER W/ GLAZING	SEALSKIN	.26	.29	TEMPERED
9	D	3' - 0"	6' - 8"	LIVING	1	TBD	SC WOOD HALF W/ GLAZING	SEALSKIN	.26	.29	TEMPERED
10	D	3' - 0"	6' - 8"	LIVING	1	TBD	SC WOOD HALF W/ GLAZING	SEALSKIN	.26	.29	TEMPERED
11	C	6' - 0"	6' - 8"	LIVING	1	TBD	VINYL SLIDER W/ GLAZING	SEALSKIN	.26	.29	TEMPERED
12	B	3' - 0"	6' - 8"	LIVING	1	TBD	SC WD	SEALSKIN	.26	.29	
13	F	2' - 6"	6' - 8"	GARAGE	1	TBD	SC WOOD				SELF-CLOSING, SELF-LATCHING
14	G	2' - 6"	6' - 8"	KITCHEN	1	TBD	HC WOOD				
15	G	2' - 6"	6' - 8"	KITCHEN	1	TBD	HC WOOD				
16	L	2' - 6"	5' - 0"	STORAGE	1	TBD	HC WOOD				V.I.F. HT OF DOOR W/ CLEAR HT UNDER STAIRS
17	F	2' - 6"	6' - 8"	GARAGE	1	TBD	SC WOOD				SELF-CLOSING, SELF-LATCHING
18	G	2' - 6"	6' - 8"	BATH E1	1	TBD	HC WOOD				
19	G	2' - 6"	6' - 8"	BATH D1	1	TBD	HC WOOD				
20	L	2' - 6"	5' - 0"	STORAGE	1	TBD	HC WOOD				V.I.F. HT OF DOOR W/ CLEAR HT UNDER STAIRS
21	F	2' - 6"	6' - 8"	GARAGE	1	TBD	SC WOOD				SELF-CLOSING, SELF-LATCHING
22	I	3' - 0"	6' - 8"	BATH C1	1	TBD	HC WOOD				
23	I	3' - 0"	6' - 8"	CLOSET	1	TBD	HC WOOD				
24	H	3' - 0"	6' - 8"	GARAGE	1	TBD	HC WOOD				SELF-CLOSING, SELF-LATCHING
25	G	2' - 6"	6' - 8"	BATH F2	2	TBD	HC WOOD				
26	G	2' - 6"	6' - 8"	BED F1	2	TBD	HC WOOD				
27	G	2' - 6"	6' - 8"	BED F2	2	TBD	HC WOOD				
28	G	2' - 6"	6' - 8"	BED F2	2	TBD	HC WOOD				
29	G	2' - 6"	6' - 8"	CLOSET	2	TBD	HC WOOD				
30	G	2' - 6"	6' - 8"	HALLWAY	2	TBD	HC WOOD				
31	G	2' - 6"	6' - 8"	HALLWAY	2	TBD	HC WOOD				
32	J	1' - 8"	6' - 8"	HALLWAY	2	TBD	HC WOOD				
33	K	6' - 0"	6' - 8"	BED E2	2	TBD	HC WOOD				
34	G	2' - 6"	6' - 8"	HALLWAY	2	TBD	HC WOOD				
35	G	2' - 6"	6' - 8"	HALLWAY	2	TBD	HC WOOD				
36	G	2' - 6"	6' - 8"	BATH E2	2	TBD	HC WOOD				
37	G	2' - 6"	6' - 8"	BATH D2	2	TBD	HC WOOD				
38	G	2' - 6"	6' - 8"	BATH D2	2	TBD	HC WOOD				
39	G	2' - 6"	6' - 8"	BED D2	2	TBD	HC WOOD				
40	K	6' - 0"	6' - 8"	BED D2	2	TBD	HC WOOD				
41	J	1' - 8"	6' - 8"	HALLWAY	2	TBD	HC WOOD				
42	G	2' - 6"	6' - 8"	BED D1	2	TBD	HC WOOD				
43	G	2' - 6"	6' - 8"	HALLWAY	2	TBD	HC WOOD				
44	G	2' - 6"	6' - 8"	CLOSET	2	TBD	HC WOOD				
45	G	2' - 6"	6' - 8"	BED C2	2	TBD	HC WOOD				
46	G	2' - 6"	6' - 8"	BED C2	2	TBD	HC WOOD				
47	G	2' - 6"	6' - 8"	BED C1	2	TBD	HC WOOD				
48	G	2' - 6"	6' - 8"	BED C1	2	TBD	HC WOOD				

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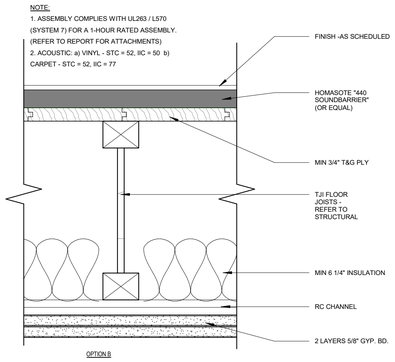
SCHEDULES

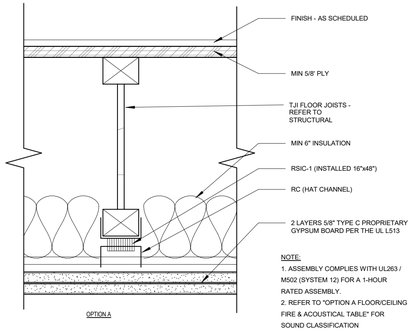
Revision Schedule

Project # 17006
Project Manager Designer
Scale 1/4" = 1'-0"
PrintDate 8/30/2021 10:39:11 AM

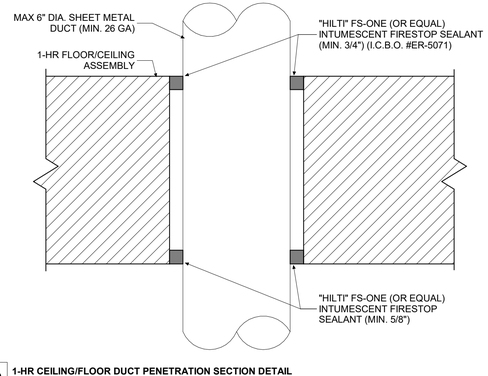


OPTION A - FLOOR/CEILING FIRE & ACOUSTIC ASSEMBLY TABLE			
FLOORING	IIC	STC	SPEC
VINYL	56	61	#FWC-ATI-E6968.08
SNAP/LOCK W/ 2 MIL MAT	50	58	#FWC-ATI-E6968.09
CERAMIC TILE	69	59	#FWC-ATI-E6968.11

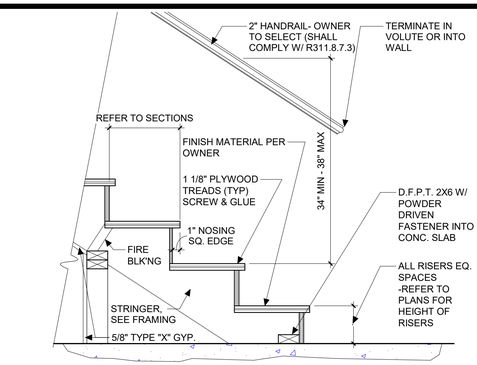
NOTES:
1. FLOOR/CEILING ASSEMBLY BETWEEN UNITS SHALL INCLUDE THE FOLLOWING MATERIALS: MIN 5/8" PLY SUBFLOOR, 15# FELT, MIN 5/8" PLY SUBFLOOR, I JOIST, MIN 6" BATT INSULATION, RSIC-1 CLIPS INSTALLED @ 16" x 48" O.C., FURRING (HAT CHANNELS, 2 LAYERS 5/8" TYPE "X"
2. ASSEMBLY COMPLIES WITH UL263 (DESIGN M502) FOR A 1-HOUR ASSEMBLY



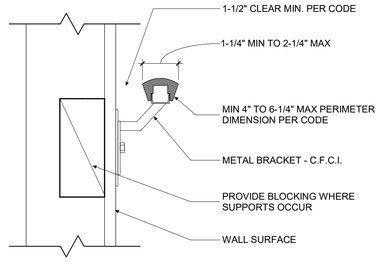
14 **1-HR FIRE RATED FLOOR / CEILING SECTION DETAIL**
NTS



13 **1-HR CEILING/FLOOR DUCT PENETRATION SECTION DETAIL**
NTS

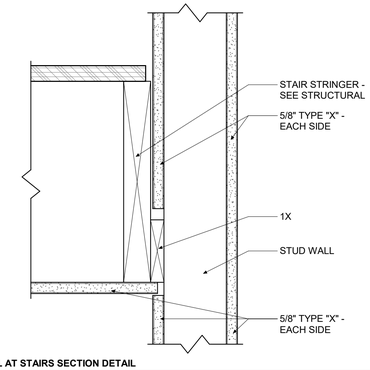


12 **STAIR HANDRAIL AT WALL SECTION DETAIL**
NTS



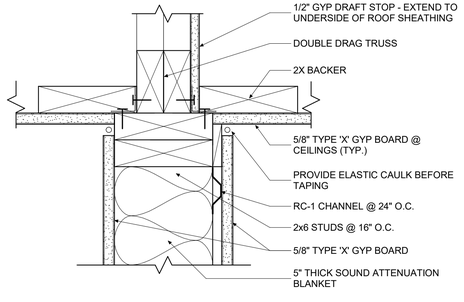
NOTE: HANDRAIL DESIGN PER OWNER

11 **HANDRAIL SECTION DETAIL**
NTS

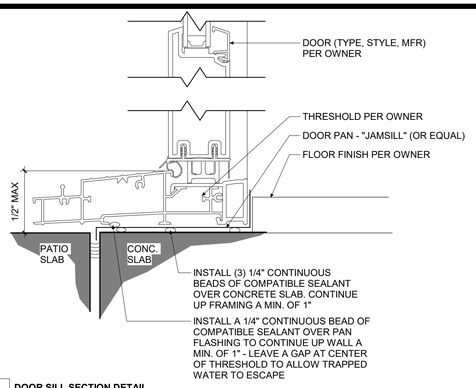


10 **WALL AT STAIRS SECTION DETAIL**
NTS

NOTE: 1. ONE-HOUR WALL ASSEMBLY SHALL COMPLY WITH FM WP3370, UL DESIGN U305
2. STC 56, SOUND TEST - OWENS/CORNING FIBERGLASS OCF 448 1967 16F
3. ISOLATE GWB W/ ELASTIC CAULK BEFORE TAPING



9 **1-HR UNIT SEPARATION WALL SECTION DETAIL**
NTS



8 **DOOR SILL SECTION DETAIL**
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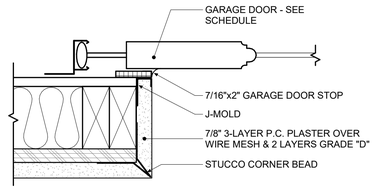
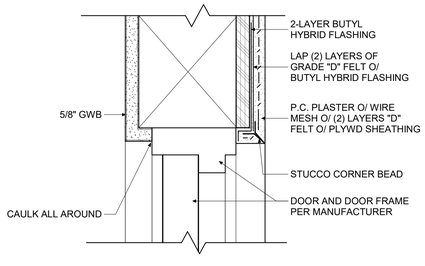
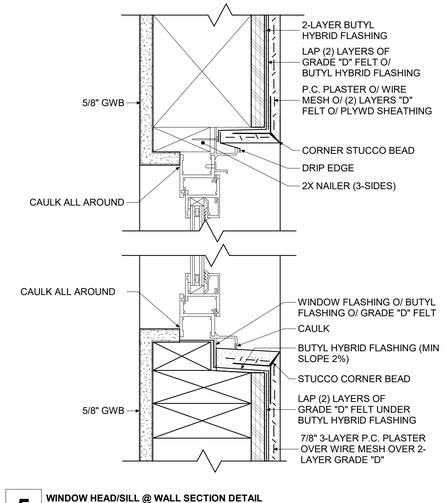


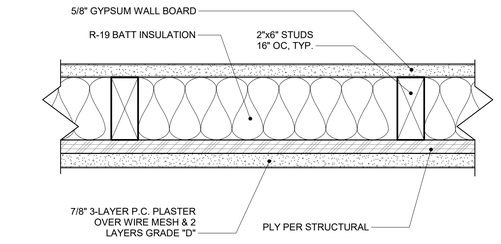
7 **JAMB AT GARAGE DOOR SECTION DETAIL**
NTS



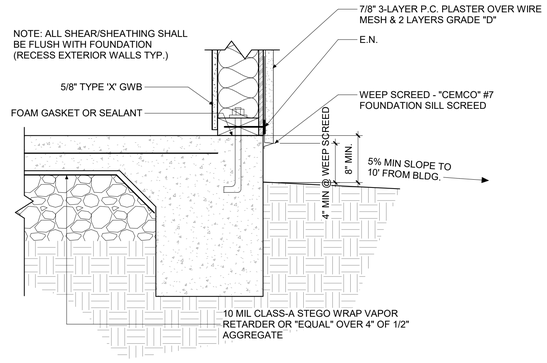
6 **DOOR HEAD SECTION DETAIL**
NTS



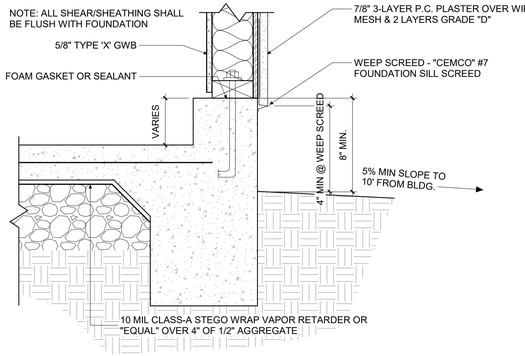
5 **WINDOW HEAD/SILL @ WALL SECTION DETAIL**
NTS



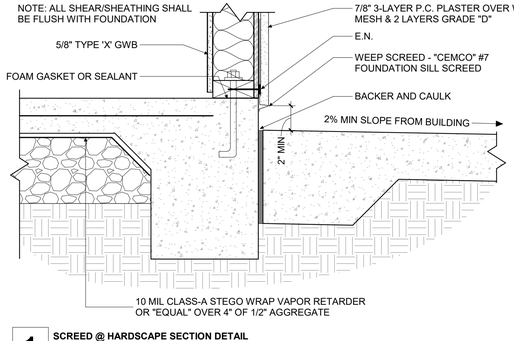
4 **EXTERIOR STUCCO WALL PLAN DETAIL**
NTS



3 **SCREED @ FINISH GRADE SECTION DETAIL**
NTS



2 **SCREED @ FINISH GRADE (W/ CURB) SECTION DETAIL**
NTS



1 **SCREED @ HARDSCAPE SECTION DETAIL**
NTS

ON DESIGN,LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

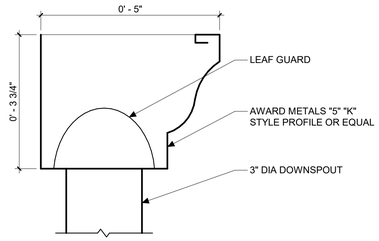
ON design LLC
• PO Box 598 • Santa Barbara • California • 93102

1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
DETAILS

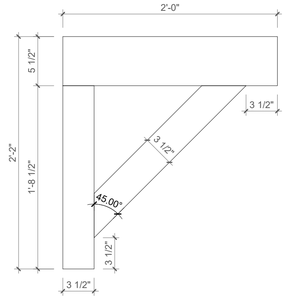
Revision Schedule

Project #	17006
Project Manager	Designer
Scale	As indicated
PrintDate	8/30/2021 10:39:12 AM

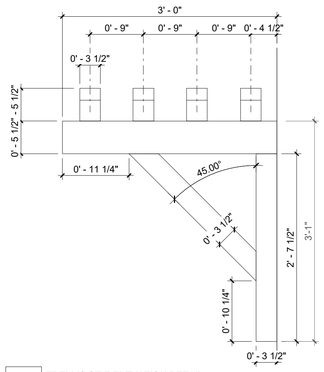
A-9.1



20 K-STYLE GUTTER SECTION DETAIL



16 BRACKET SIDE ELEVATION DETAIL
NTS



12 TRELLIS SIDE ELEVATION DETAIL
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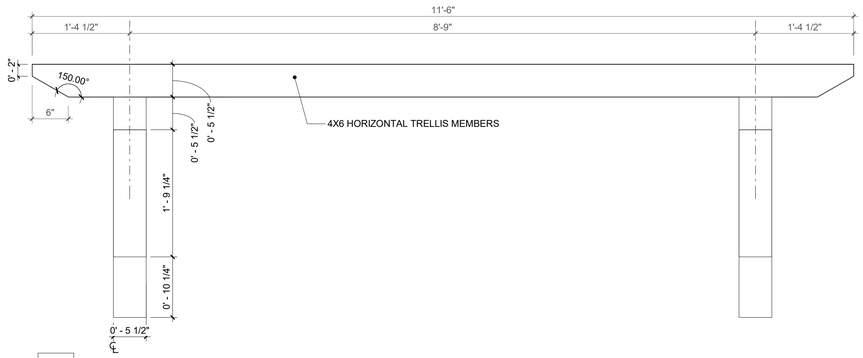
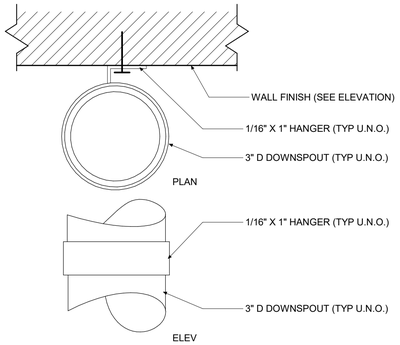
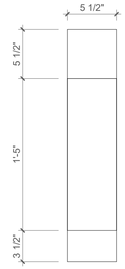


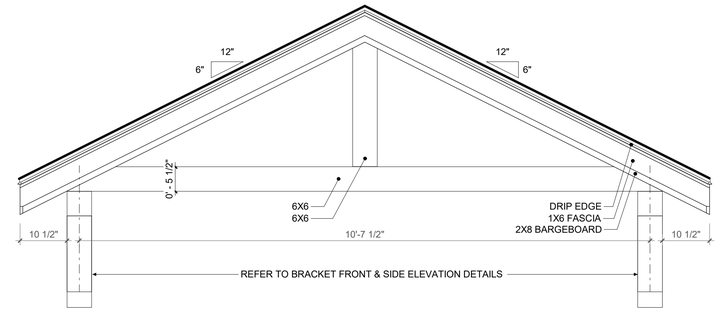
8 TRELLIS FRONT ELEVATION DETAIL
NTS



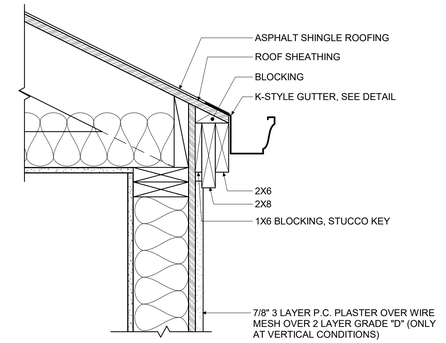
19 ML_DOWNSPOUT STRAP



15 BRACKET FRONT ELEVATION DETAIL
NTS



11 GABLE PORCH ROOF FRONT ELEVATION DETAIL
NTS



3 EAVE SECTION DETAIL
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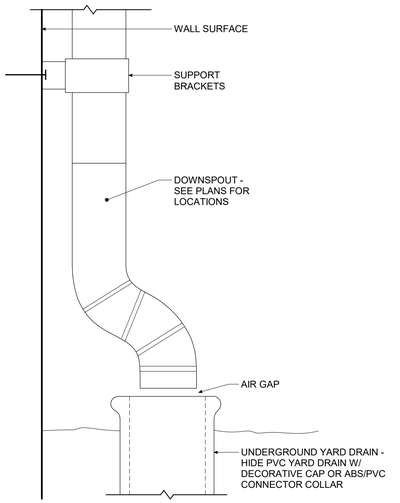
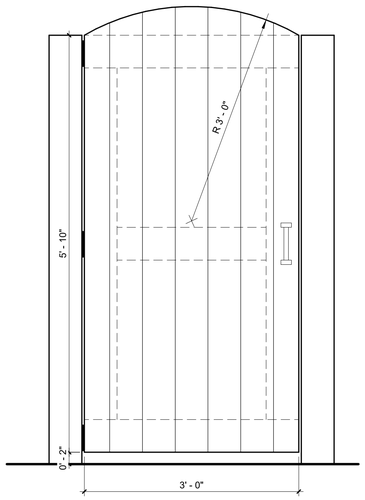


17 DOWNSPOUT TYPICAL ELEVATION DETAIL
NTS



13 GATE ELEVATION DETAIL
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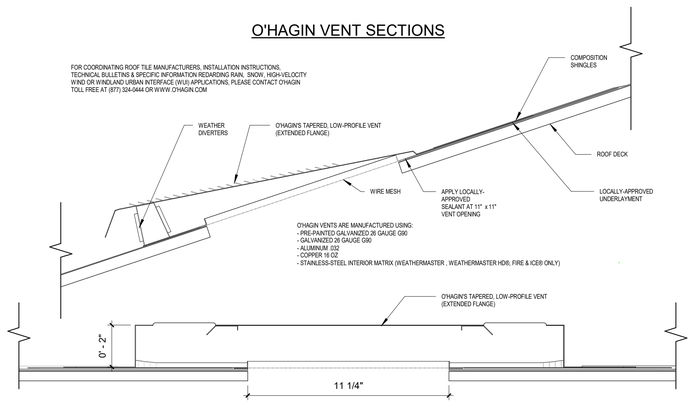
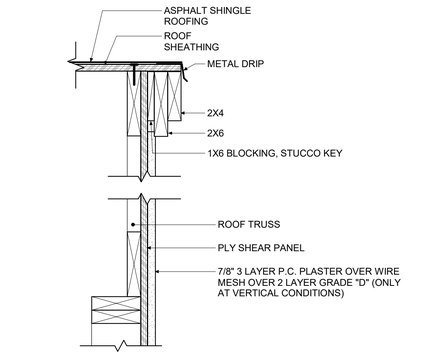
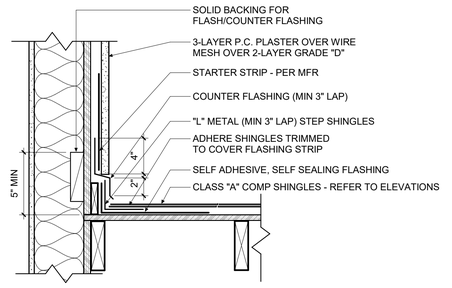


TAPERED, LOW-PROFILE VENT FOR COMPOSITION SHINGLE, SLATE & SHAKE ROOFS WITH EXTENDED FLANGE

9 O'HAGIN STANDARD VENT SECTION DETAIL
NTS



2 RAKE SECTION DETAIL
NTS



1 WALL TO ROOF SECTION DETAIL
NTS

ON DESIGN,LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON design LLC
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1812 SAN PASCUAL HOUSING
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Project # 17006
Project Manager Designer
Scale As indicated
PrintDate 8/30/2021 10:39:13 AM

A-9.2

PERFORMANCE PLATINUM™

Rheem — The new degree of comfort.®

PERFORMANCE PLATINUM™ Hybrid Electric is the most efficient water heater available

Efficiency
- High 3.55 - 3.70 UEF reduces operating cost
- ENERGY STAR® rated

Performance
- Delivers hot water faster than most standard electric water heaters – 67 gallons first-hour delivery for 50-gallon model, 75 gallons FHD for 65-gallon model and 89 gallons FHD for 80-gallon model
- Ambient operating range: 37-145° F is widest in class, offering more days of HP operation annually; designed to meet Northern Climate Spec (Tier 3)

Easy Installation
- Easy access side connections
- Quick access to electrical junction box
- Easily replaces a standard electric water heater

Integration
- LCD Screen with built-in water sensor alert with audible alarm

EcoNet®
- Integrated EcoNet® WiFi-connected* technology and free mobile app gives users control over water systems, allowing for customizable temperature, vacation settings, energy savings and system monitoring at home or away. Visit Rheem.com/EcoNetConnect
- Water sensor detects water outside of the unit and sends an alert via the free Rheem EcoNet® mobile app to the homeowner

Control Settings
- Energy Saver
- Heat Pump
- High Demand
- Electric
- Vacation: 2-28 days (or placed on hold indefinitely)

Plus...
- Premium grade anode rod with resistor extends the life of the tank
- 3/4" NPT water inlet and outlet; 3/4" condensate drain connections
- Incoloy stainless steel resistor elements
- Dry-fire protection
- Easy access, top mounted washable air filter
- 2" Non-CFC foam insulation
- Enhanced flow brass drain valve
- Temperature and pressure relief valve installed
- Low lead compliant

Warranty
- 10-Year limited warranty for tank and parts, 1-year full in-home labor warranty
  See Residential Warranty Certificate for complete information

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.

* WiFi broadband internet connection required

PERFORMANCE PLATINUM **Hybrid**
50, 65 and 80-Gallon Capacities
208-240 Volt / 1 PH
Electric

LEED Points = 3

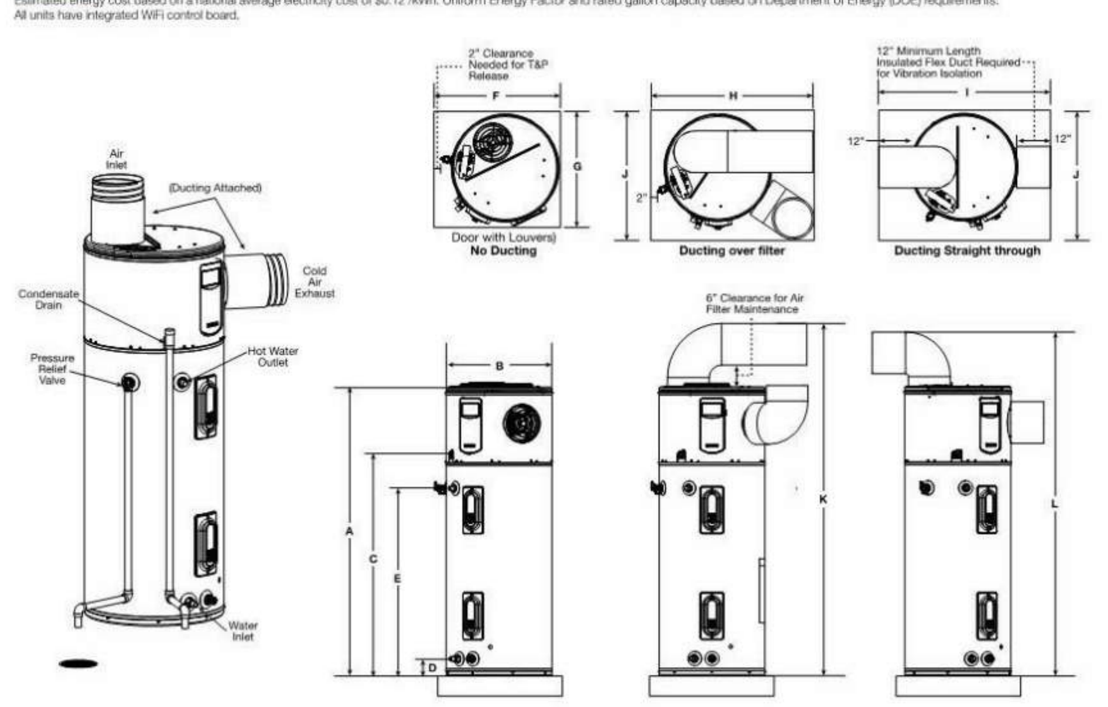
See specifications chart on back.

01/18 FORM NO. THD-PPEH4 Rev. 4b

PERFORMANCE PLATINUM™ Hybrid Specifications

Fuel Type	Desc.	Nominal Gallon Capacity	Rated Gallon Capacity	Model Number	Model Variant	Electric Breaker Size	Uniform Energy Factor (UEF)	Estimated Yearly Energy Cost	Compressor Btu/H	Sound Level (dBa)	First Hr. Rating G.P.H.	Recovery in G.P.H. 90° F Rise	Tank Height A	Diam. B	Ht. to Cold Inlet & Drain Valve	Ht. to Hot Outlet & T&P	Unit Wt. (LBS.)	Approx. Ship Wt. (LBS.)
Electric	Tall	50	45	XE50T10HD50U1	692074	30	3.55	$110	4200	49	67	29	61"	22-1/4"	3-5/8"	39-5/8"	178	218
Electric	Tall	65	59	XE65T10HD50U1	696010	30	3.70	$161	4200	49	75	29	64"	24-1/4"	3-7/8"	42-3/8"	225	262
Electric	Tall	80	72	XE80T10HD50U1	692098	30	3.70	$161	4200	49	89	29	74"	24-1/4"	3-7/8"	52-3/8"	244	281

Estimated energy cost based on a national average electricity cost of $0.12 /kWh. Uniform Energy Factor and rated gallon capacity based on Department of Energy (DOE) requirements. All units have integrated WiFi control board.

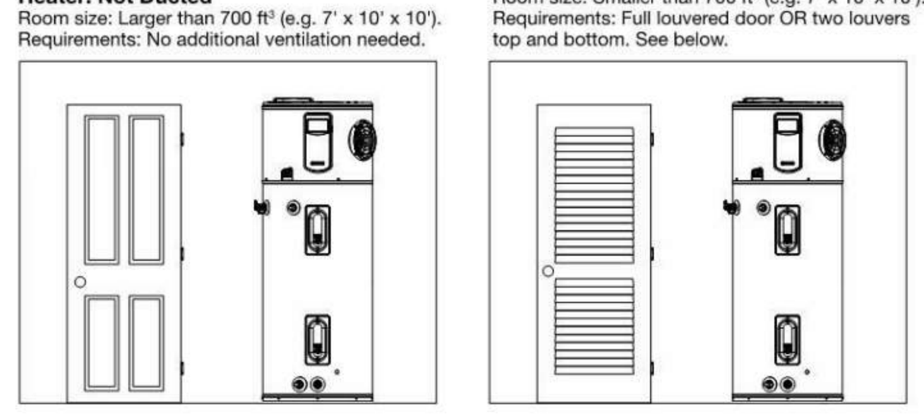


DESCRIPTION		DIMENSIONS (SHOWN IN INCHES)											
NOMINAL GALLON CAPACITY	MODEL NUMBER	A	B	C	D	E	F	G	H	I	J	K	L
50	XE50T10HD50U1	61	22-1/4	47	3-5/8	39-5/8	28	24	36	50	27	77	73
65	XE65T10HD50U1	64	24-1/4	49	3-7/8	42-3/8	30	26	38	52	29	80	76
80	XE80T10HD50U1	74	24-1/4	59	3-7/8	52-3/8	30	26	38	52	29	90	86

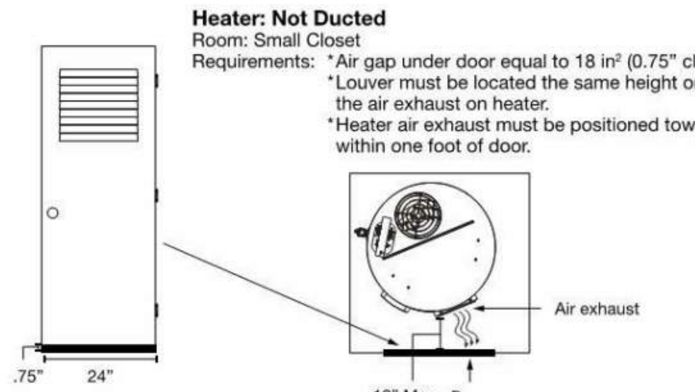
Hybrid Water Heater Installation Guidelines to Provide Optimal Efficiency

Heater: Not Ducted
Room size: Larger than 700 ft³ (e.g. 7' x 10' x 10').
Requirements: No additional ventilation needed.

Heater: Not Ducted
Room size: Smaller than 700 ft³ (e.g. 7' x 10' x 10').
Requirements: Full louvered door OR two louvers top and bottom. See below.

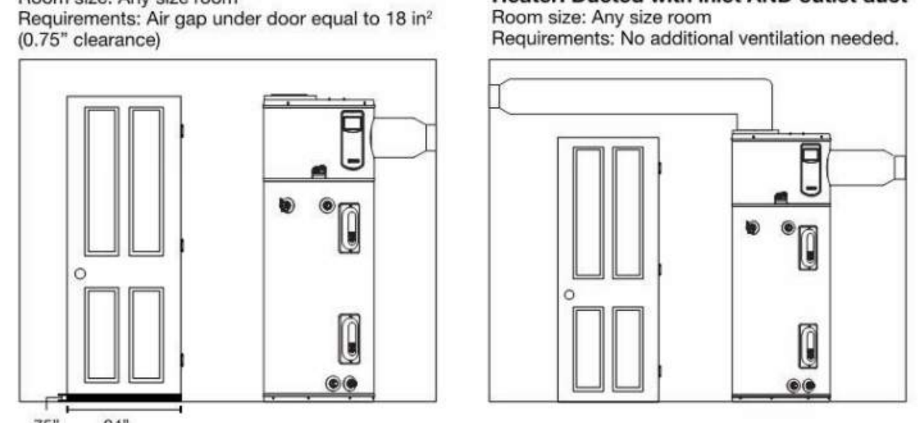


Heater: Not Ducted
Room: Small Closet
Requirements: *Air gap under door equal to 18 in² (0.75" clearance).
*Louver must be located the same height on door as the air exhaust on heater.
*Heater air exhaust must be positioned towards louver within one foot of door.



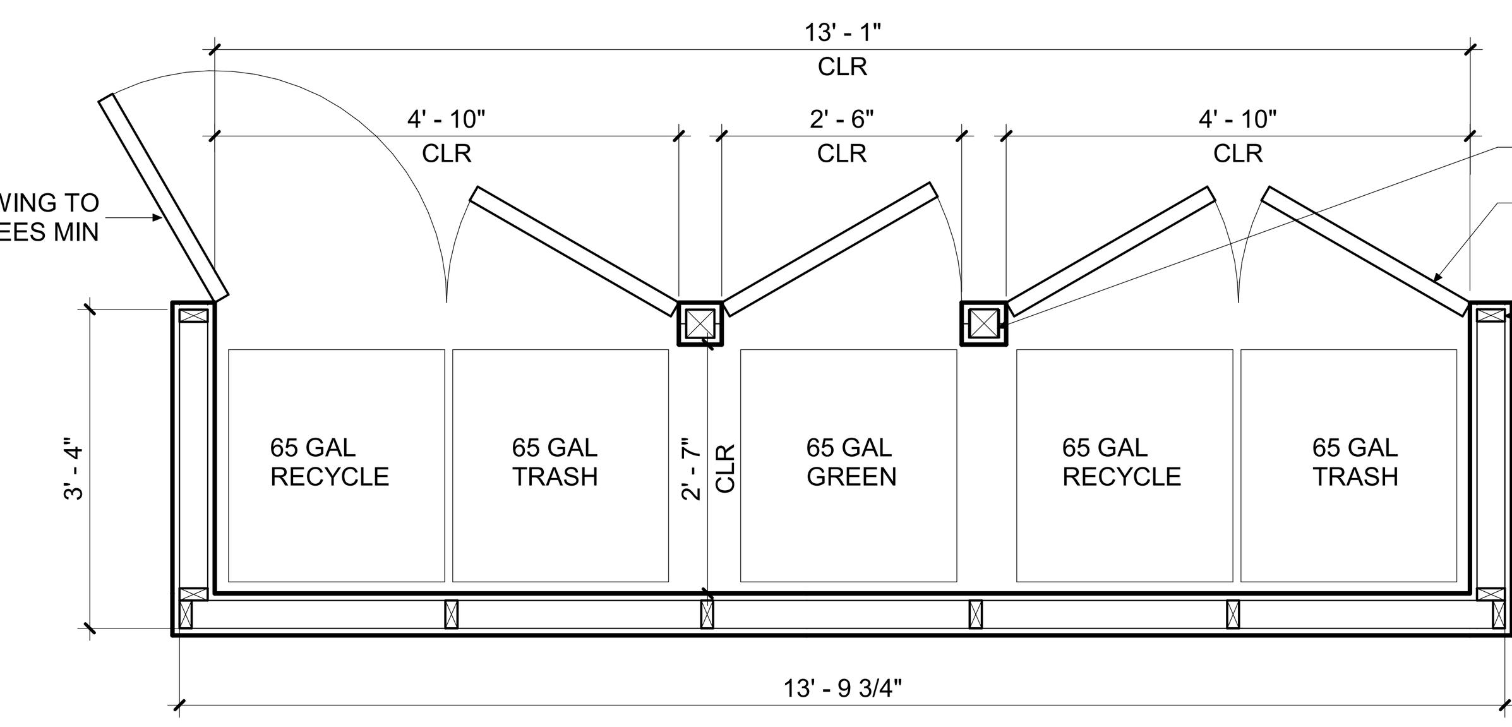
Heater: Ducted with inlet OR outlet duct
Room size: Any size room
Requirements: Air gap under door equal to 18 in² (0.75" clearance)

Heater: Ducted with inlet AND outlet duct
Room size: Any size room
Requirements: No additional ventilation needed.

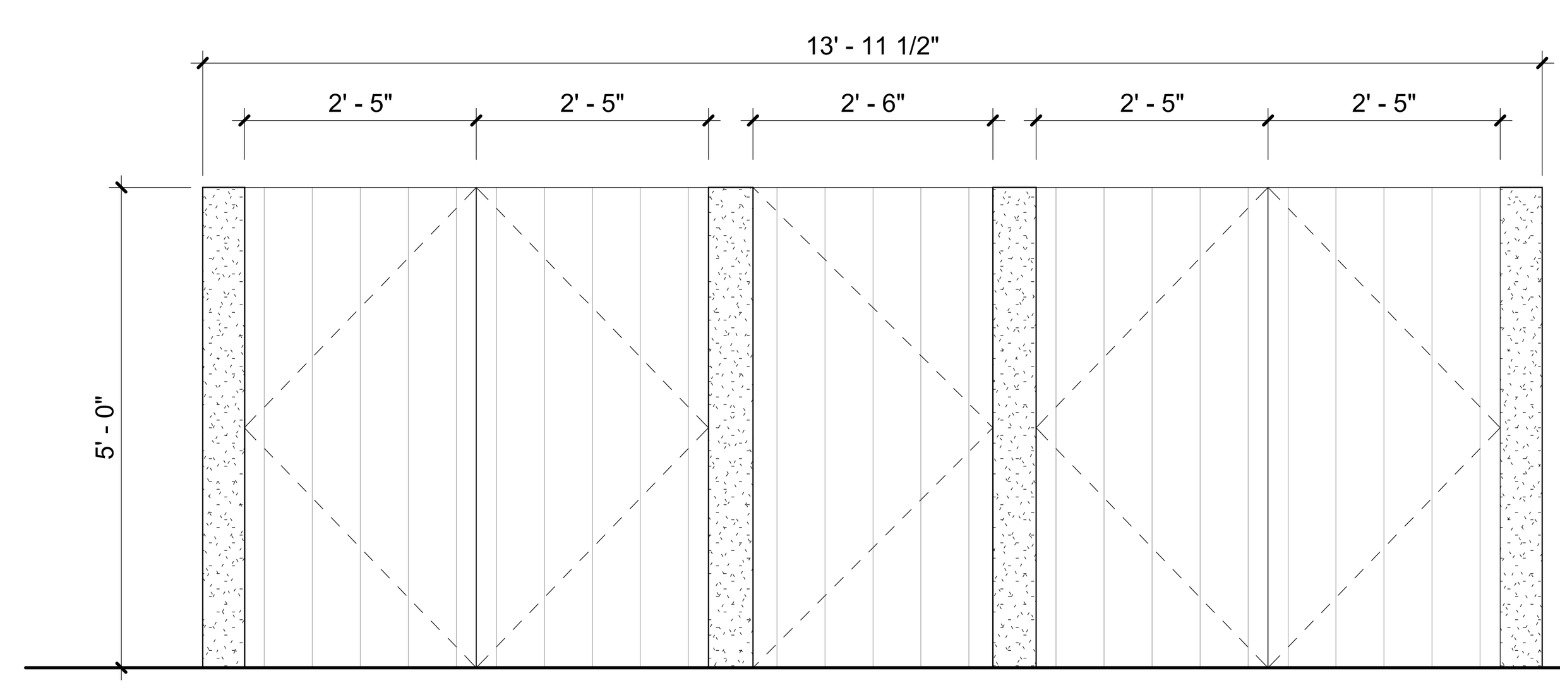


3

13 WATER HEATER SPECIFICATION
NTS

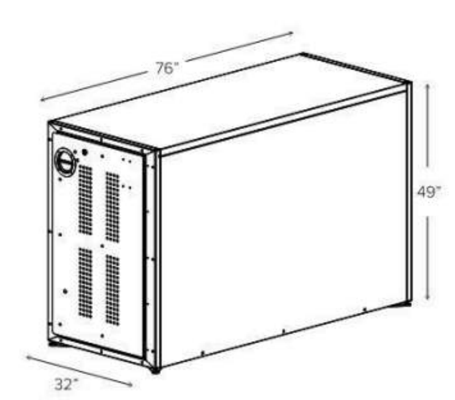


11 TRASH ENCLOSURE PLAN
NTS



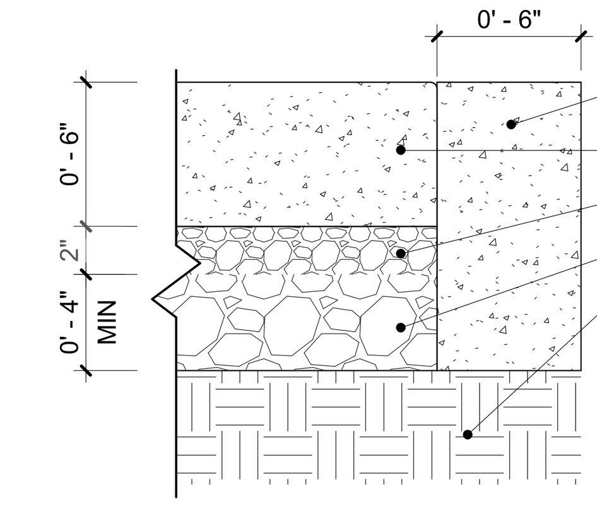
10 TRASH ENCLOSURE ELEVATION
NTS

DERO | Dero **Single Locker** — **Submittal Sheet**



CAPACITY	1 Bike
MATERIALS	**Frame:** 1.50" x 3.00" x 14g tube **Floor:** 18g plate **Sides:** 18g plate **Doors:** 16g plate **Top:** 18g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. Pre-fabrication galvanizing is standard on panel components. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
LOAD DATA	40 psf snow, 90 mph wind exposure B, high seismic
SETBACKS	Allow a 60" clearance from door face.
STANDARD	• Leveling feet • Floor panel • Ventilating window on doors • Graffiti resistant • UV resistant • Numbered plates
OPTIONS	• Gear hook • Door closer
LOCKING SYSTEM	☐ **Keyed Lock Only** (2 keys per lock) ☐ **Padlock/U-Lock Handle** ☐ **Smartphone Access + Keyed Lock**

9 BIKE LOCKER SPECIFICATION
NTS



NOTES:
1. MATERIALS USED FOR THE PERVIOUS CONCRETE MIXTURE WILL ADHERE TO THE RANGES FOUND IN THE FOLLOWING TABLE:

MIX CONSTITUENT OR DESIGN PARAMETER	RANGE
COARSE AGGREGATE	2,000-1,500 LB/YD³
CEMENTITIOUS MATERIALS	450-700 LB/YD³
AGGREGATE-TO-CEMENTITIOUS RATIO (BY MASS)	4-4.5 : 1

4 PERMEABLE CONCRETE DETAIL

Job Name/Location:
Date: | For: File / Resubmit / Approval / Other
PO No.:
Architect: | GC:
Engr: | Mech:
Rep: (Company) | (Project Manager)
Tag No:

LMU24CHV
Multi F Inverter Heat Pump Outdoor Unit

Performance:

Cooling Capacity (Min.-Rated-Max., Btu/h)	8,400~20,000~25,000
Heating Capacity (Min.-Rated-Max., Btu/h)	9,240~24,000~28,800
Max. Heating Capacity at 5°F (Btu/h)	14,595
Max. Heating Capacity at 0°F (Btu/h)	13,055
Max. Heating Capacity at -4°F (Btu/h)	10,385
Cooling COP @95°F (Rated)	3.71
Heating COP @47°F (Rated)	3.91

Cooling Nominal Test Conditions: Indoor: 80°F DB / 67°F WB; Outdoor: 95°F DB / 75°F WB
Heating Nominal Test Conditions: Indoor: 70°F DB / 60°F WB; Outdoor: 47°F DB / 43°F WB

Electrical:

Power Supply (V/Hz/Ø)[1]	208-230V, 60, 1
MOP (A)	20
MCA (A)	14.3
Recommended Fuse Size (A)	20
Cooling Rated Amps (A)	11.99
Heating Rated Amps (A)	11.99
Compressor (A)	9.4
Fan Motor (A)	0.59
Locked Rotor Amps (A)	N/A

MOP - Maximum Overcurrent Protection; MCA - Minimum Circuit Ampacity

Piping:

Refrigerant Charge (lbs.)	3.97
Liquid Line Connection (in., O.D.)	1/4 x 3
Vapor Line Connection (in., O.D.)	3/8 x 3
Maximum Total Piping[2] (ft.)	246.1
Min. / Max. ODU to IDU Piping (ft.)	10.0 / 82.0
Piping Length (no add'l refrigerant, ft.)	73.8
Maximum Elevation between ODU and IDU (ft.)	49.2
Maximum Elevation between IDU and IDU (ft.)	24.6

ODU = Outdoor Unit; IDU = Indoor Unit

Features:
- Auto operation
- Auto restart
- Inverter (variable speed compressor)
- Defrost / Deicing
- Restart delay (three [3] minutes)
- Self diagnosis
- Soft start
- Low ambient cooling down to 14°F

Optional Accessories:
- ☐ PI-485 - PMNFP14A1
- ☐ MultiSITE Comm. Mgr. - PBACNBTR0A
- ☐ AC Smart 5 - PACS5A000
- ☐ ACP 5 - PACP5A000
- ☐ Power Distribution Indicator (PDI)
- Premium - PQNUD1S41
- ☐ Mobile LGMV - PLGMVW100
- ☐ Drain Pan Heater - PQSH1200
- ☐ Low Ambient Baffle Kit (Cooling operation to -4°F) - ZLABGP03A

Operating Range:

Cooling (°F DB)[3]	14 to 118
Heating (°F WB)	-4 to +64

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Sound Pressure (Cool / Heat) ±1 dB(A)[5]	49 / 52
Net / Shipping Weight (lbs.)	100 / 108
Heat Exchanger Coating	Gold Fin™
Minimum No. of Indoor Units	2
Maximum No. of Indoor Units	3

Compressor:

Type	Twin Rotary
Quantity	1
Oil / Type	FVC68D

Fan:

Type	Propeller
Quantity	1
Motor / Drive	Brushless Digitally Controlled/Direct
Max. Airflow Rate (CFM)	1,766

Notes:
1. Acceptable operating voltage: 187V - 253V.
2. Piping lengths are equivalent.
3. Sound pressure levels are tested in an anechoic chamber under ISO Standard 3745.
4. All power / communication cable to be minimum 14 AWG, 4-conductor, stranded, shielded or unshielded wire, and must comply with applicable local and national codes. If shielded, the wire must be grounded to the chassis at the outdoor unit only.
5. Power wiring size must comply with the applicable local and national codes.
6. This data is rated 0 ft. above sea level, with 25 ft. of refrigerant line, and 0 ft. level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95 - 105%.
7. Must follow installation instructions in the applicable LG installation manual.
8. Refer to the Combination Data Manual for combination capacity tables.
9. See the Performance Data Manual for sensible and latent capacities.

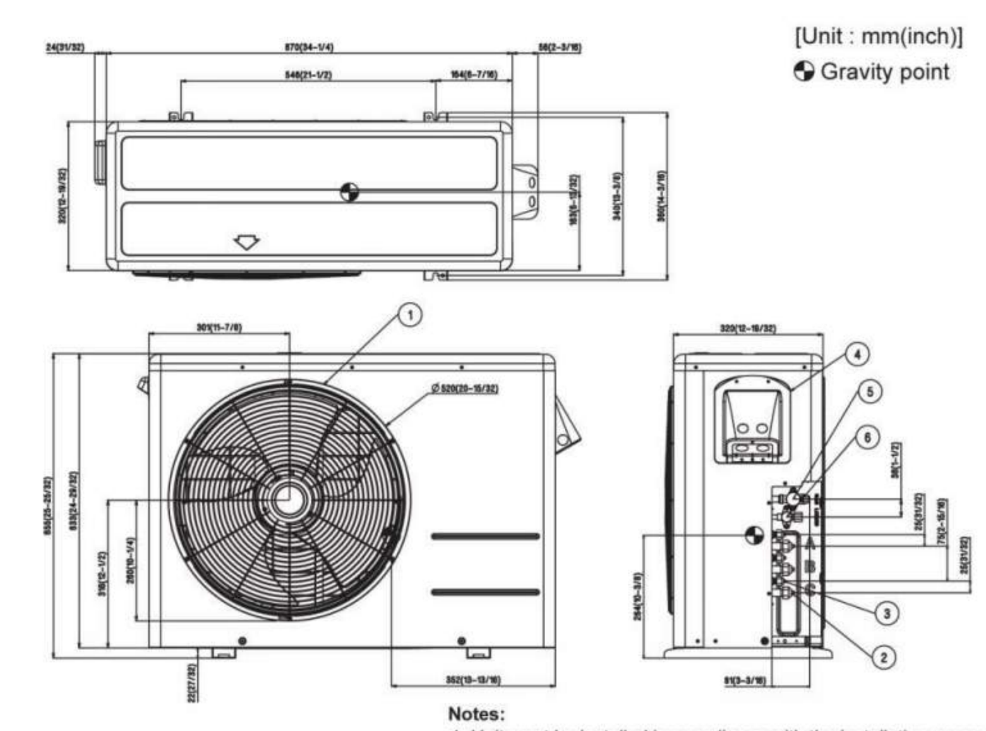
AHRI CERTIFIED® www.ahridirectory.org — Unitary Small HP AHRI Standard 210/240

For a complete list of available accessories, contact your LG representative.
For continual product development, LG reserves the right to change specifications without notice.

SB_MultiF_LMU24CHV_2021_01_27_150645
Page 1 of 2

Job Name/Location:
LMU24CHV
Multi F Inverter Heat Pump Outdoor Unit
LG Life's Good — Tag No.: Date: PO No.:

[Unit : mm(inch)]
Gravity point



No.	Part Name
1	Air discharge grille
2	Vapor pipe connection
3	Liquid pipe connection
4	Power & transmission connection
5	Main service valve (Vapor)
6	Main service valve (Liquid)

Notes:
1. Unit must be installed in compliance with the installation manual.
2. Unit must be grounded in accordance with the local or state regulations and applicable national codes.
3. All field-supplied electrical components and materials must comply with the local, state, and national codes.
4. Electrical characteristics must be considered for electrical work and design. The capacity of power cable and circuit breaker for the outdoor unit must follow local, state, national, and manufacturer requirements.
5. For LMU18CHV Unit, ports A and B are available.
6. For LMU24CHV Unit, ports A, B, and C are available.

For continual product development, LG reserves the right to change specifications without notice.

SB_MultiF_LMU24CHV_2021_01_27_150645
Page 2 of 2

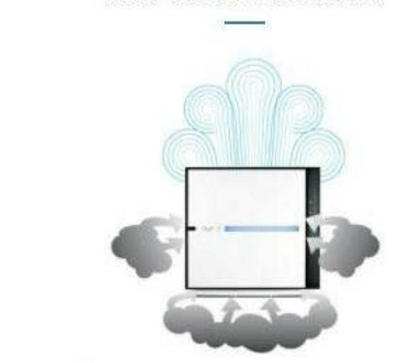
6 HEAT PUMP SPECIFICATIONS
NTS

RABBIT AIR SPA-700A

TECH SPECS

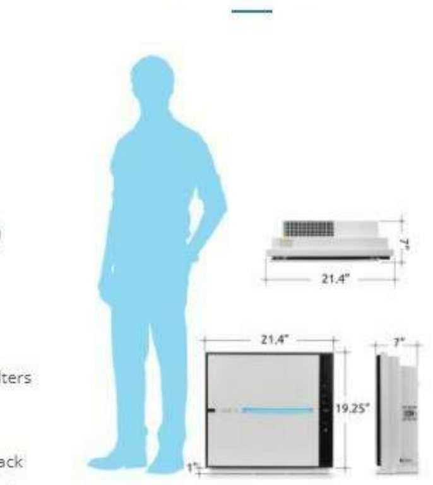
MinusA2	SPA-700A	SPA-780A SPA-780N
Weight	19.4 lbs.	
Dimension	20H x 21.4W x 7D in.	
Power Cord Length	9.33 ft.	
Standard Coverage [6] (2 ACPH [7])	700 sq. ft.	815 sq. ft.
Allergy Sufferer [6] (4 ACPH [7])	350 sq. ft.	408 sq. ft.
Power Consumption	7 to 47 watts	7 to 61 watts
Noise Level	20.8 to 45.6 dBA	25.6 to 51.3 dBA
Air Flow	47 to 187 CFM	58 to 218 CFM
CADR (Pollen)	171	200
CADR (Dust)	173	193
CADR (Smoke)	166	180
Wifi Enabled (iOS and Android)	No	SPA-780N Only
Annual Filter Cost	$42.50 (12hr/day operation) $85.00 (24hr/day operation) Learn more about filter maintenance	
Power Requirements	120V AC 60 Hz	
California Residents	**WARNING** - California Prop 65	

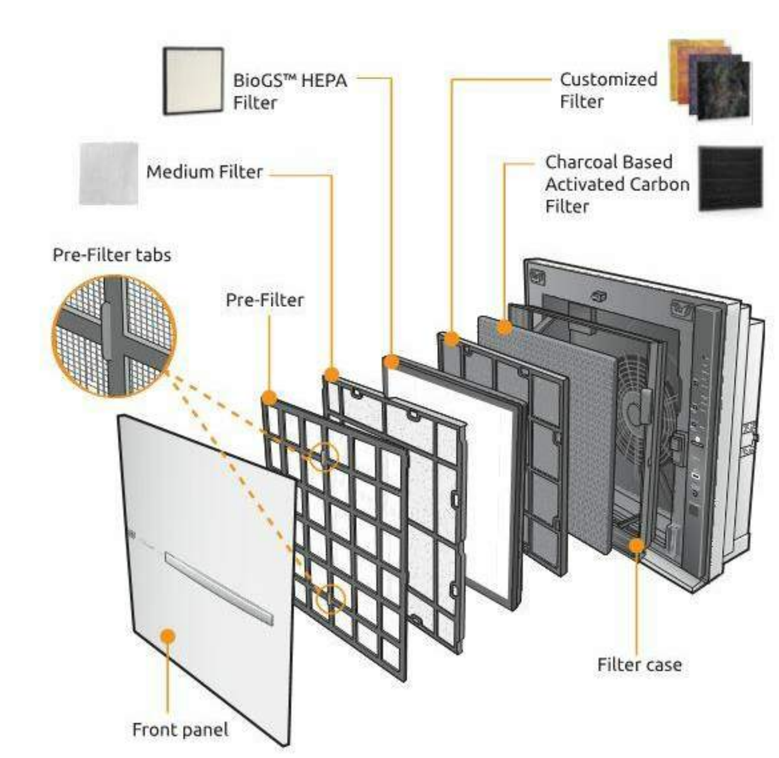
AIRFLOW DIAGRAM



Inlet: Indoor air is drawn through the filters 360 degrees around the front panel.
Outlet: Clean air is released from the back of the unit in an upward direction towards

SIZE OF PRODUCT





5 AIR FILTER SPECIFICATION
NTS

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON designLLC
• PO Box 598 • Santa Barbara • California • 93102

1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
DETAILS

Revision Schedule

Project #	17006
Project Manager	Designer
Scale	As indicated
PrintDate	8/30/2021 10:39:14 AM

A-9.3

ELECTRICAL NOTES

1. REFER TO INTERIOR ELEVATIONS, AS NEEDED, FOR ADDITIONAL INFORMATION.
2. PROVIDE ALL ELECTRICAL CONNECTIONS REQ'D BY MFR FOR COMPLETE INSTALLATION OF ALL EQUIPMENT.
3. ALL RECEPTACLES IN DWELLING SHALL BE TAMPER RESISTANT [CEC 406.12].
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL DWELLING UNIT BEDROOMS [NEC ART. 210-12].
5. ARC-FAULT INTERRUPTER CIRCUITS SHALL BE PROVIDED TO ALL ROOMS FOR ALL OUTLETS & FIXTURES, TYP.
6. SMALL APPLIANCE BRANCH CIRCUITS: PROVIDE TWO OR MORE A 20-AMP SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN [CEC 210.52(b)].
7. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES (GFCI) AT BAR, BATHROOMS, KITCHEN, GARAGE & EXTERIOR LOCATIONS, TYP.
8. PROVIDE SWITCHED LIGHT & RECEPTACLE NEAR FAU UNIT W/ SWITCH NEAR ATTIC ACCESS SCUTTLE [CMC 904.11.5]. DUPLEX RECEPTACLES MAY NOT BE MOUNTED FACING UPWARD.
9. A/C CONDENSER & FAU TO BE PROVIDED W/ INDIVIDUAL SEP DEDICATED CIRCUITS & HAVE ELECTRICAL DISCONNECT MEANS IN SIGHT OF THE UNIT & READILY ACCESSIBLE [NEC 440-14].
10. PROVIDE A WEATHERPROOF GFCI RECEPTACLE W/IN 25'-0" OF A/C EQUIPMENT [CMC 310.1, CEC210.8(B)(3)].
11. BATHROOM RECEPTACLES SHALL BE ON A 20 AMP CIRCUIT OR CIRCUITS W/ AT LEAST ONE 20 AMP CIRCUIT SUPPLYING ONLY BATHROOM OUTLETS [CEC 210.11(C)(3)]. ALL BATHROOM OUTLETS ARE TO BE GFI PROTECTED.
12. CIRCUIT CONDUCTORS SHALL CONSIST OF FOUR WIRES. ALL RECEPTACLES & PLUGS FOR APPLIANCES (RANGES, OVENS, VARIOUS COOKING APPLIANCES, & DRYERS) MUST ACCOMMODATE FOUR CONDUCTORS.
13. ALL FIXTURES, SWITCHES & OUTLETS EXPOSED TO THE WEATHER SHALL BE LISTED AS WEATHERPROOF & APPROVED FOR EXTERIOR INSTALLATION W/ UL LISTED COVER.
14. CEILING MOUNTED EXHAUST FAN TO VENT TO THE EXTERIOR W/ BACKDRAFT DAMPER CAPABLE OF MIN 5 AIR CHANGES PER HOUR.
15. ALL SWITCH PLATES, SWITCHES, OUTLETS & COVER PLATES ARE TO CONSISTENT IN COLOR BY ROOM.
16. ALL CABLE/TV/DATA LOCATIONS ARE TO BE STACKED OUTLETS, LEVITON TYPE 625D.
17. MOUNTING HEIGHTS (ABOVE SFL):
    A. RECEPTACLES @ 16" TO BOTTOM OF BOX, UON (OR TO MATCH EXISTING)
    B. SWITCHES @ 48" TO TOP OF BOX, UON (OR TO MATCH EXISTING)
18. ALL OUTLETS & SWITCHES ARE TO BE ALIGNED, CENTERED OR EQUIDISTANT FROM EACH OTHER, WHERE POSSIBLE.
19. LIGHTED DOORBELL BUTTON TO BE AT 48" MAX OFF F.G.
20. ALL LOW VOLTAGE WIRING, CABLE, & TV WIRING ARE TO ENTER INTO THE HOUSE VIA ELECTRICAL PVC "LB" ACCESS FITTING ONLY.
21. ALL EQUIPMENT SHALL HAVE AN APPROVED TESTING LABORATORY LABEL ATTACHED (UL, CSA, ETL, ETC.) [CEC].
22. THE CENTER OF ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS SHALL BE INSTALLED NOT MORE THAN 48 INCHES NOR LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING PLATFORM [CBC].
23. ALL RECEPTACLES TO BE INSTALLED 16" FROM SFL TO CL, UON. RECEPTACLES ABOVE COUNTERS TO BE LOCATED 6" MIN ABOVE COUNTERTOP TO CLEAR BACKSPLASH, UON.
24. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES SHALL BE 48 INCHES ABOVE THE FLOOR OR WORKING PLATFORM [CBC].
25. OFFSET ELECTRICAL OUTLETS AT SEPARATION WALLS PER GYPSUM ASSOCIATION SOUND ISOLATION STANDARDS. OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE ACOUSTIC PADS SURROUNDING THE BOX & WIRE HOLES.
26. TELECOMMUNICATION, AUDIO/VIDEO & SECURITY LAYOUT & SPEC'S BY OTHERS.
27. ELECTRICAL VEHICLE CHARGING CIRCUITS SHALL BE DEDICATED CIRCUITS W/ NO OTHER OUTLETS ON THAT CIRCUIT [CEC 210.17] .
28. PROVIDE ACCESS PANELS AS REQ'D BY CMC, CPC, CBC/CRC (PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW & OWNER FOR APPROVAL PRIOR TO INSTALLATION).

MECHANICAL NOTES

1. MFR'S SPEC'S & RECOMMENDATIONS SUPERCEDE ANY TYP NOTES GIVEN ON THIS PLAN. REVIEW MFR INSTRUCTIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL BRING ANY CONFLICTS TO THE ATTENTION OF THE OWNER.
2. THE CONTRACTOR SHALL HAVE REQ'D EQUIPMENT INSTALLATION INSTRUCTIONS & COMPLIANCE FORMS ON-SITE AT THE TIME OF INSPECTION [CMC 303.1].
3. PROVIDE ACCESS PANELS AS REQ'D BY CMC, CPC, CBC/CRC (PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW & OWNER FOR APPROVAL PRIOR TO INSTALLATION).
4. EACH BATHROOM SHALL BE MECHANICALLY VENTED TO THE EXTERIOR W/ ENERGY STAR COMPLIANT FAN. FAN MUST BE CONTROLLED BY HUMIDITY CONTROL PURSUANT TO CALGREEN 4.506.1.
5. RANGE HOOD SHALL VENT TO THE EXTERIOR W/ SMOOTH-INTERIOR METAL DUCTING, TYP [CMC 504.3]. (RE-CIRCULATION ALLOWED FOR (E) RE-CIRCULATION ALTERATIONS UNDER SPECIFIED THRESHOLDS).
6. EXHAST DUCT TERMINATIONS TO INCLUDE BACKDRAFT DAMPERS [CMC 504.1.1].
7. ALL VENT OPENINGS ON VERTICAL SURFACES OF EXTERIOR WALLS SHALL BE SCREENED W/ 1/4" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH [CMC 502.1].
8. AIR DUCT EXHAUSTS SHALL TERMINATE NOT LESS THAN 3'-0" FROM A PROPERTY LINE, 10'-0" FROM A FORCED AIR INLET, & 3'-0" FROM OPENINGS INTO THE BUILDING, OR ONTO A PUBLIC WALKWAY [CMC 502.2.1].
9. DUCTS IN A PRIVATE GARAGE & DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING UNIT FROM GARAGE ARE TO BE CONSTRUCTED OF MIN 0.019" THICK SHEET STEEL & SHALL HAVE NO OPENINGS INTO THE GARAGE.
10. ALL VENTING FOR GAS-FIRED EQUIPMENT SHALL COMPLY W/ CPC, CRC, CMC & MFR SPECS.
11. MATERIALS EXPOSED W/IN DUCTS OR PLENUMS SHALL COMPLY W/ CMC 601.1-601.2.

KEYNOTES

1	WASHER/DRYER - O.F.C.I. - PROVIDE RECESSED "BOX WASHING MACHINE OUTLET" - PROVIDE FLOOD PAN & DRAIN
2	100 AMP ELECTRICAL SUBPANEL
3	RECEPTACLE ON CEILING FOR GARAGE DOOR OPENER - REFER TO DOOR NOTE #13/A-8.1
4	OUTLET BOX WITH CIRCUIT FOR GAS IGNITER, EXHAUST HOOD & LIGHT. MOUNTING HEIGHT AS REQUIRED BY EQUIPMENT MANUFACTURER.
5	HOOD - VENT TO EXTERIOR MIN 100 CFM < 3 SONES (PER ASHRAE 62.2)
6	GFCI PROTECTED RECEPTACLE @ +6" ABOVE COUNTERTOP. (TYPICAL FOR ALL KITCHEN "SMALL APPLIANCE" RECEPTACLES.)
7	LOCAL BATH VENT DUCTED TO EXTERIOR - MIN 50 CFM <3 SONES (PER ASHRAE62.2) PROVIDE INTEGRAL OR SEPARATE COMPONENT HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO A MAX OF 80% (CAL GREEN 4.506) FAN SHALL BE ENERGY STAR COMPLIANT
8	MULTI-STATION, HARDWARE SMOKE DETECTOR/ALARM ASSEMBLY, 125VAC WITH 9VDC BATTERY BACKUP —"FIREX" ITEM #5000, MODEL "FADC". PROVIDE ALL SMOKE DETECTOR/ALARM ASSEMBLIES COMPLETE WITH BATTERIES AND INTERCONNECTION MOUNTING HARDWARE. TEST THE SMOKE DETECTOR/ALARM ASSEMBLIES (IN EACH DWELLING UNIT) IN THE PRESENCE OF THE LOCAL FIRE MARSHAL AND THE PROJECT OWNERS REPRESENTATIVE. REPLACE ALL DEFECTIVE SMOKE DETECTOR/ALARM ASSEMBLIES AT NO ADDITIONAL COST TO THE PROJECT OWNER.
9	CARBON MONOXIDE DETECTOR/ALARM ASSEMBLY, SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP, PROVIDE ALL CARBON MONOXIDE DETECTOR/ALARM ASSEMBLIES COMPLETE WITH BATTERIES AND INTERCONNECTION MOUNTING HARDWARE PER R315
10	GFCI PROTECTED RECEPTACLE @ +6" CLEAR ABOVE COUNTERTOP. (TYPICAL FOR ALL BATHROOM(S) RECEPTACLES)
11	MINI-SPLIT HEAT PUMP
12	ELECTRIC WATER HEATER - RHEEM XE50T10HD50U0
13	AIR PURIFIER, RABBIT AIR SPA-700A
14	MINI-SPLIT WALL-MOUNTED UNIT
15	HOME DECORATORS COLLECTION MOTION-SENSING EXTERIOR LED WALL LIGHT #2 (SEE EXTERIOR LIGHT SPECIFICATIONS ON M-1.1)
16	HOME DECORATORS COLLECTION MOTION-SENSING EXTERIOR LED WALL LIGHT #1 (SEE EXTERIOR LIGHT SPECIFICATIONS ON M-1.1)

ELECTRICAL LEGEND

	DUPLEX CONVENIENT OUTLET
GFCI	GROUND FAULT CIRCUIT INTERCEPTOR DUPLEX OUTLET
W	WET LOCATION OUTDOOR OUTLET
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
M	VACANCY SENSOR
H	HUMIDITY SENSOR
	CEILING FIXTURE (HIGH EFFICACY)
	WALL MOUNT FIXTURE (HIGH EFFICACY)
CO	CARBON MONOXIDE DETECTOR
SD	120V SMOKE DETECTOR W/ BATTERY BACKUP

MECHANICAL LEGEND

	VENT HOOD EXHAUST
	EXHAUST FAN
	GAS

EXTERIOR WALL LIGHT SPECIFICATIONS

#1

HOME DECORATORS COLLECTION

1002 246 543

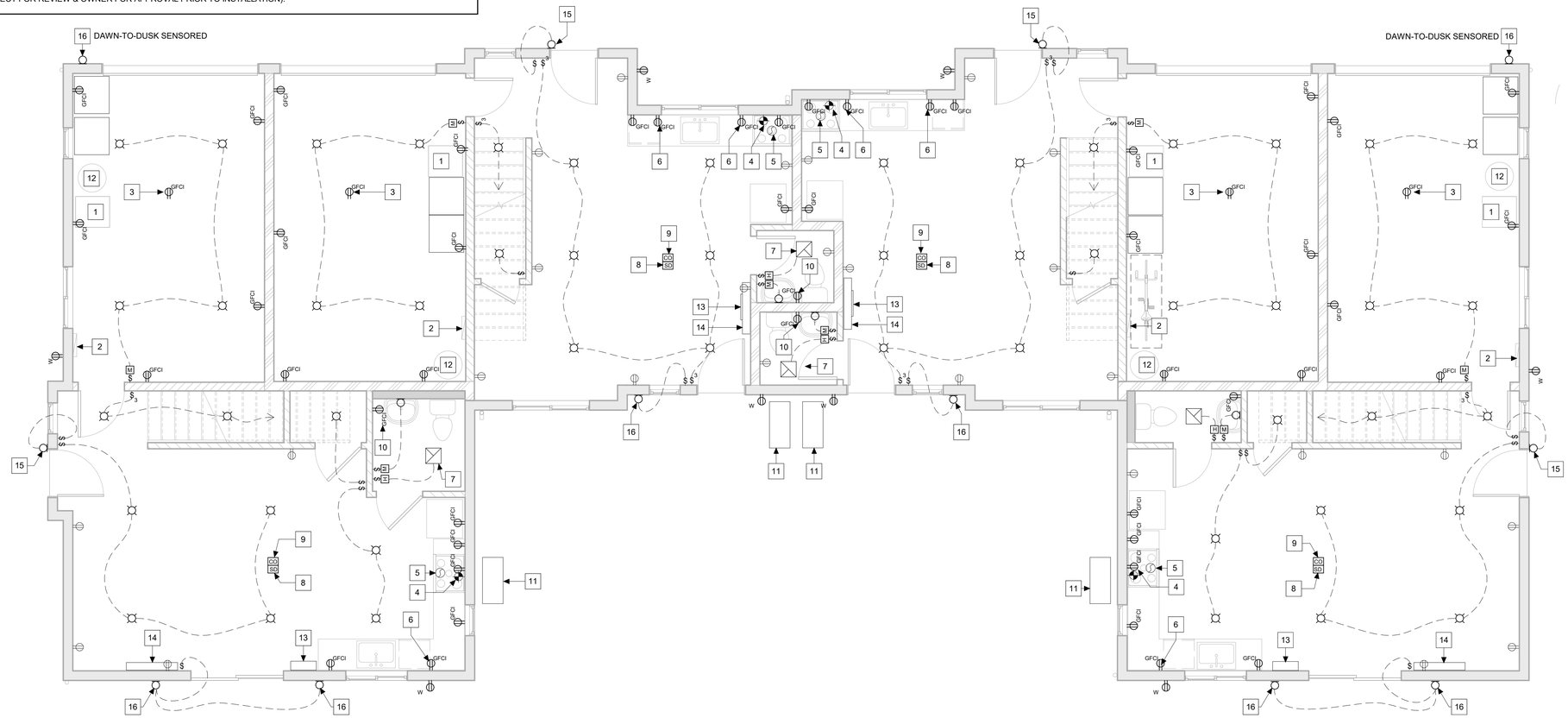
Motion-Sensing Exterior LED Wall Lantern
Aldwynne Collection

- Bronze finish with water glass
- Dusk to dawn photo cell
- Motion-sensing depth of 30ft with 150 degree range of motion
- No bulbs to replace
- Only uses 8.3 watts of energy
- 15.63in h x 7in w x 9in d

#2

HOME DECORATOR'S COLLECTION
OIL RUBBED BRONZE
OUTDOOR LED MOTION SENSING LIGHT

LOCATED OVER MAIN ENTRY DOORS ONLY



1 PROPOSED 1ST FLOOR MEP PLAN
1/4" = 1'-0"

ON DESIGN,LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON designLLC
• PO Box 598 • Santa Barbara • California • 93102

1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
(N) FIRST FLOOR ELEC / MECH PLAN

Revision Schedule

Project #	17006
Project Manager	Designer
Scale	As indicated
PrintDate	8/30/2021 10:39:15 AM

M-1.1

ELECTRICAL NOTES

1. REFER TO INTERIOR ELEVATIONS, AS NEEDED, FOR ADDITIONAL INFORMATION.
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10. PROVIDE A WEATHERPROOF GFCI RECEPTACLE W/IN 25'-0" OF A/C EQUIPMENT [CMC 310.1, CEC210.8(B)(3)].
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12. CIRCUIT CONDUCTORS SHALL CONSIST OF FOUR WIRES. ALL RECEPTACLES & PLUGS FOR APPLIANCES (RANGES, OVENS, VARIOUS COOKING APPLIANCES, & DRYERS) MUST ACCOMMODATE FOUR CONDUCTORS.
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16. ALL CABLE/TV/DATA LOCATIONS ARE TO BE STACKED OUTLETS, LEVITON TYPE 625D.
17. MOUNTING HEIGHTS (ABOVE SFL):
    A. RECEPTACLES @ 16" TO BOTTOM OF BOX, UON (OR TO MATCH EXISTING)
    B. SWITCHES @ 48" TO TOP OF BOX, UON (OR TO MATCH EXISTING)
18. ALL OUTLETS & SWITCHES ARE TO BE ALIGNED, CENTERED OR EQUIDISTANT FROM EACH OTHER, WHERE POSSIBLE.
19. LIGHTED DOORBELL BUTTON TO BE AT 48" MAX OFF F.G.
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23. ALL RECEPTACLES TO BE INSTALLED 16" FROM SFL TO CL, UON. RECEPTACLES ABOVE COUNTERS TO BE LOCATED 6" MIN ABOVE COUNTERTOP TO CLEAR BACKSPLASH, UON.
24. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES SHALL BE 48 INCHES ABOVE THE FLOOR OR WORKING PLATFORM [CBC].
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28. PROVIDE ACCESS PANELS AS REQ'D BY CMC, CPC, CBC/CRC (PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW & OWNER FOR APPROVAL PRIOR TO INSTALLATION).

MECHANICAL NOTES

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6. EXHAST DUCT TERMINATIONS TO INCLUDE BACKDRAFT DAMPERS [CMC 504.1.1].
7. ALL VENT OPENINGS ON VERTICAL SURFACES OF EXTERIOR WALLS SHALL BE SCREENED W/ 1/4" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH [CMC 502.1].
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10. ALL VENTING FOR GAS-FIRED EQUIPMENT SHALL COMPLY W/ CPC, CRC, CMC & MFR SPECS.
11. MATERIALS EXPOSED W/IN DUCTS OR PLENUMS SHALL COMPLY W/ CMC 601.1-601.2.

KEYNOTES

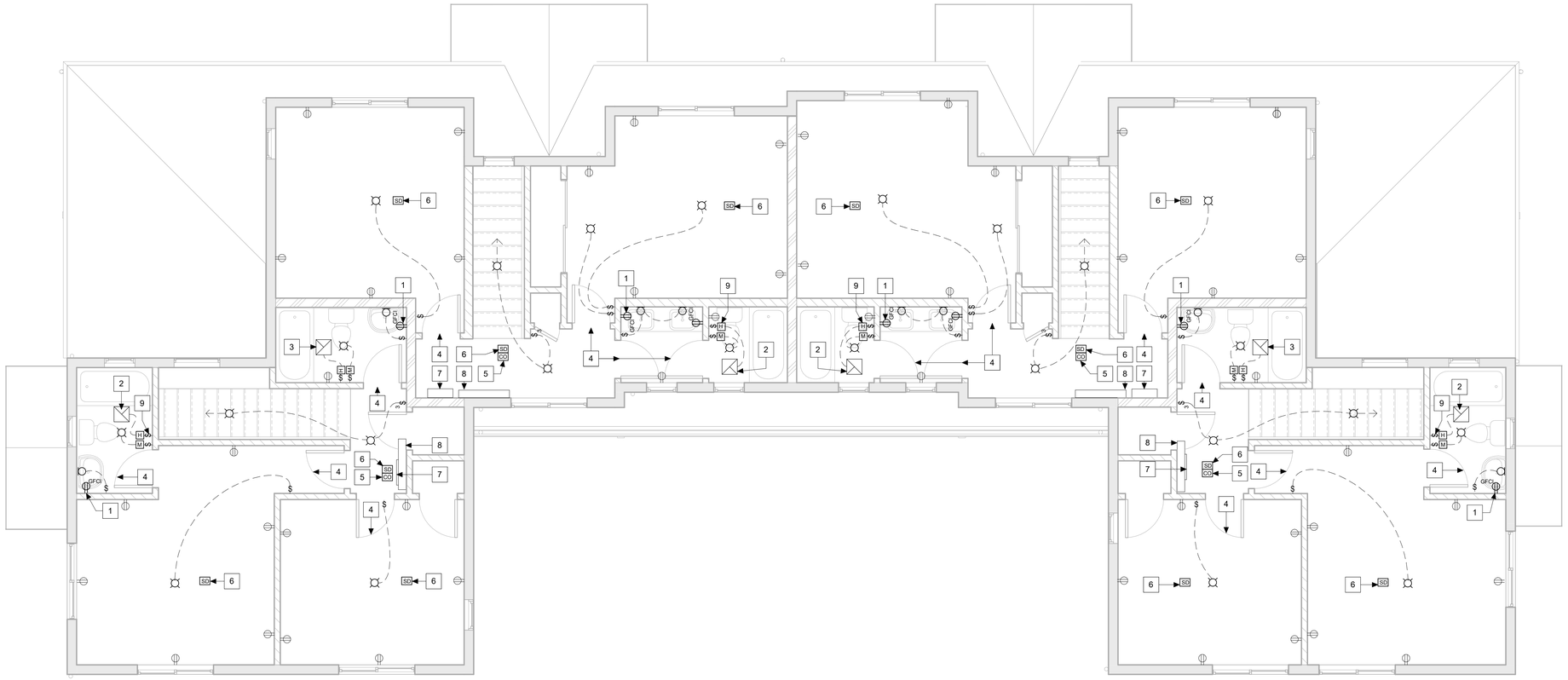
1	GFCI PROTECTED RECEPTACLE @ +6" CLEAR ABOVE COUNTERTOP. (TYPICAL FOR ALL BATHROOM(S) RECEPTACLES)
2	WHOLE BUILDING FAN TO EXTERIOR -MIN 50 CFM, <1 SONE (PER ASHRAE 62.2) SHALL RUN CONTINUOUS AT ALL TIMES (WITH DISCONNECT SWITCH) (TO MEET WHOLE BUILDING FANREQUIREMENTS)
3	LOCAL BATH VENT DUCTED TO EXTERIOR - MIN 50 CFM <3 SONES (PER ASHRAE62.2) PROVIDE INTEGRAL OR SEPARATE COMPONENT HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO A MAX OF 80% (CAL GREEN 4.506) FAN SHALL BE ENERGY STAR COMPLIANT
4	UNDERCUT DOOR 1" FROM FINISH FLOOR
5	CARBON MONOXIDE DETECTOR/ALARM ASSEMBLY, SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP. PROVIDE ALL CARBON MONOXIDE DETECTOR/ALARM ASSEMBLIES COMPLETE WITH BATTERIES AND INTERCONNECTION MOUNTING HARDWARE PER R315
6	MULTI-STATION, HARDWARE SMOKE DETECTOR/ALARM ASSEMBLY, 125VAC WITH 9VDC BATTERY BACKUP —"FIREX" ITEM #5000, MODEL "FADC". PROVIDE ALL SMOKE DETECTOR/ALARM ASSEMBLIES COMPLETE WITH BATTERIES AND INTERCONNECTION MOUNTING HARDWARE. TEST THE SMOKE DETECTOR/ALARM ASSEMBLIES (IN EACH DWELLING UNIT) IN THE PRESENCE OF THE LOCAL FIRE MARSHAL AND THE PROJECT OWNERS REPRESENTATIVE. REPLACE ALL DEFECTIVE SMOKE DETECTOR/ALARM ASSEMBLIES AT NO ADDITIONAL COST TO THE PROJECT OWNER
7	AIR PURIFIER, RABBIT AIR SPA-700A
8	MINI-SPLIT WALL-MOUNTED UNIT
9	LOCATION OF WHOLE BUILDING FAN DISCONNECT SWITCH. PROVIDE LABEL PER "WHOLE BUILDING VENTILATION NOTE #3".

ELECTRICAL LEGEND

	DUPLEX CONVENIENT OUTLET
GFCI	GROUND FAULT CIRCUIT INTERCEPTOR DUPLEX OUTLET
WP	WET LOCATION OUTDOOR OUTLET
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
M	VACANCY SENSOR
H	HUMIDITY SENSOR
	CEILING FIXTURE (HIGH EFFICACY)
	WALL MOUNT FIXTURE (HIGH EFFICACY)
CO	CARBON MONOXIDE DETECTOR
SD	120V SMOKE DETECTOR W/ BATTERY BACKUP

MECHANICAL LEGEND

	VENT HOOD EXHAUST
	EXHAUST FAN
	GAS



1 PROPOSED 2ND FLOOR MEP PLAN
1/4" = 1'-0"

ON DESIGN,LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

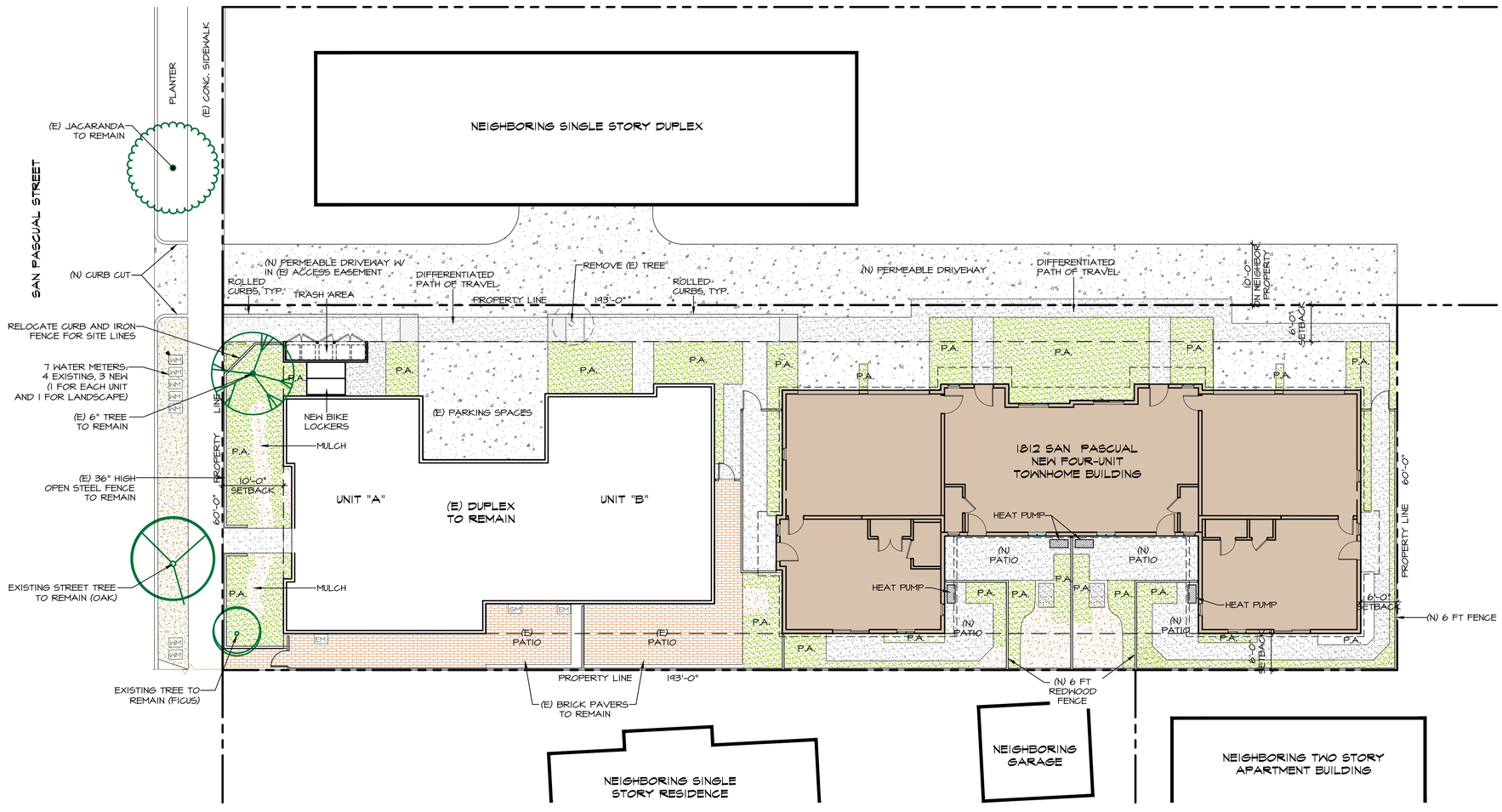
ON design LLC
• PO Box 598 • Santa Barbara • California • 93102

1812 SAN PASCUAL HOUSING
1812 SAN PASCUAL ST, SB, CA 93101
(N) SECOND ELEC / MECH PLAN

Revision Schedule

Project #	17006
Project Manager	Designer
Scale	As indicated
PrintDate	8/30/2021 10:39:16 AM

M-1.2



SITE/ LAYOUT PLAN

NORTH

SCALE: 1" = 10'-0"

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. NEEDED TO PROVIDE FROM LANSDCAPE CONTRACTOR AT COMPLITION OF PROJECT

NOTE:

I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SAM MAPHIS IV
6/9/21

REGISTERED LANDSCAPE ARCHITECT SAM W. MAPHIS IV No. 2703 Signature Date STATE OF CALIFORNIA

EARTHFORM DESIGN
LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN
1227 DE LA VINA ST. SANTA BARBARA, CALIFORNIA. 93101
TEL:(805) 963-2006 ● ▲ ■ FAX:(805) 963-8335

REVISIONS	BY

CONCEPTUAL LANDSCAPE PLAN

SAN PASCUAL HOUSING PROJECT
1812 SAN PASCUAL ST.
SANTA BARBARA, CA

Date 6/9/21
Scale 1"=10'-0"
Drawn A. NUÑO
Job San Pascual
Print Date
Sheet L-1
Of Sheets

MWELO CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

1812 San Pascual
SANTA BARBARA, CA
6/1/2021

Prepared according to the California Code of Regulations, Chapter 2.7 Model Water Efficient Landscape Ordinance (rev. 12/1/15)
by Earthform Design

Reference evapotranspiration (Eto) for Santa Barbara 40.6

SECTION A. HYDROZONE INFORMATION TABLE ----

HYDRO ZONE #		PLANT TYPE	Wucols plant factor (PF)	irrigation method	irr. effic. (IE)	ETAF (PF/IE)	area (HA) (sq ft)		ETAF x Area	Estimated Total water Use (ETWU) Eto x 0.62 x ETAF x Area	percent of landscape area
Regular Landscape Areas											
1		LOW USE SHRUBS	0.2	DRIP	0.81	0.25	1,941		479	12,064	86%
2		MEDIUM USE SHRUBS	0.4	DRIP	0.81	0.49	48		24	597	2%
3		LOW USE TREES	0.2	DRIP	0.81	0.25	128		32	796	6%
4		MEDIUM USE TREES	0.5	DRIP	0.81	0.62	128		79	1,989	6%
						TOTALS	**2,245**	**(A)**	**614** **(B)**	**15,445**	**100%**
Special Landscape areas (SLA)											
						1	0	**(C)**	0 **(D)**		

TOTAL LANDSCAPE AREA	2,245
TOTAL ETAF	614
ETWU TOTAL	**15,445**
MAWA TOTAL	**31,081**
ETWU COMPLIES WITH MAWA	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA = (Eto) (0.62) [(0.55 x LA) + ((1-ETAF) x SLA)]
Annual Eto for Santa Barbara is 40.6
where:

MAWA	Maximum Applied Water Allowance (gallons per year)
Eto	Reference Evapotranspiration from Appendix A (inches per year)
0.55	ET Adjustment Factor (ETAF) *revised effective June 1, 2015* FOR RESIDENTIAL AREAS
LA	Landscaped Area includes Special Landscape Area (square feet)
0.62	Conversion factor (to gallons per square foot)
SLA	Portion of the landscape area identified as Special Landscape Area (square feet)
0.45	the additional ET Adjustment Factor for Special Landscape Area * revised effective June 1, 2015* AND FOR NON RESIDENTIAL AREAS

MAWA CALCULATIONS:

Eto		conv. Factor		ETAF		LA		1-ETAF		SLA	
40.6	x	0.62	x	0.55	x	2,245	+	1- .55		0	
								0.45			
		25		x		1235	+	0			
									total		31081

ESTIMATED TOTAL WATER USE (ETWU) CALCULATIONS:
ETWU = (Eto)(0.62) (ETAF) (AREA)
Annual Eto for Santa Barbara is 40.6

where:

ETWU	=	Estimated total water use per year (gallons per year)
ETo	=	Reference Evapotranspiration (inches per year)
PF	=	Plant Factor from WUCOLS
HA	=	Hydrozone Area [high, medium, and low water use areas] (square feet)
0.62	=	Conversion Factor
IE	=	Irrigation Efficiency (minimum 0.71)
SLA	=	Special Landscape Area (square feet)

ETAF CALCULATIONS:

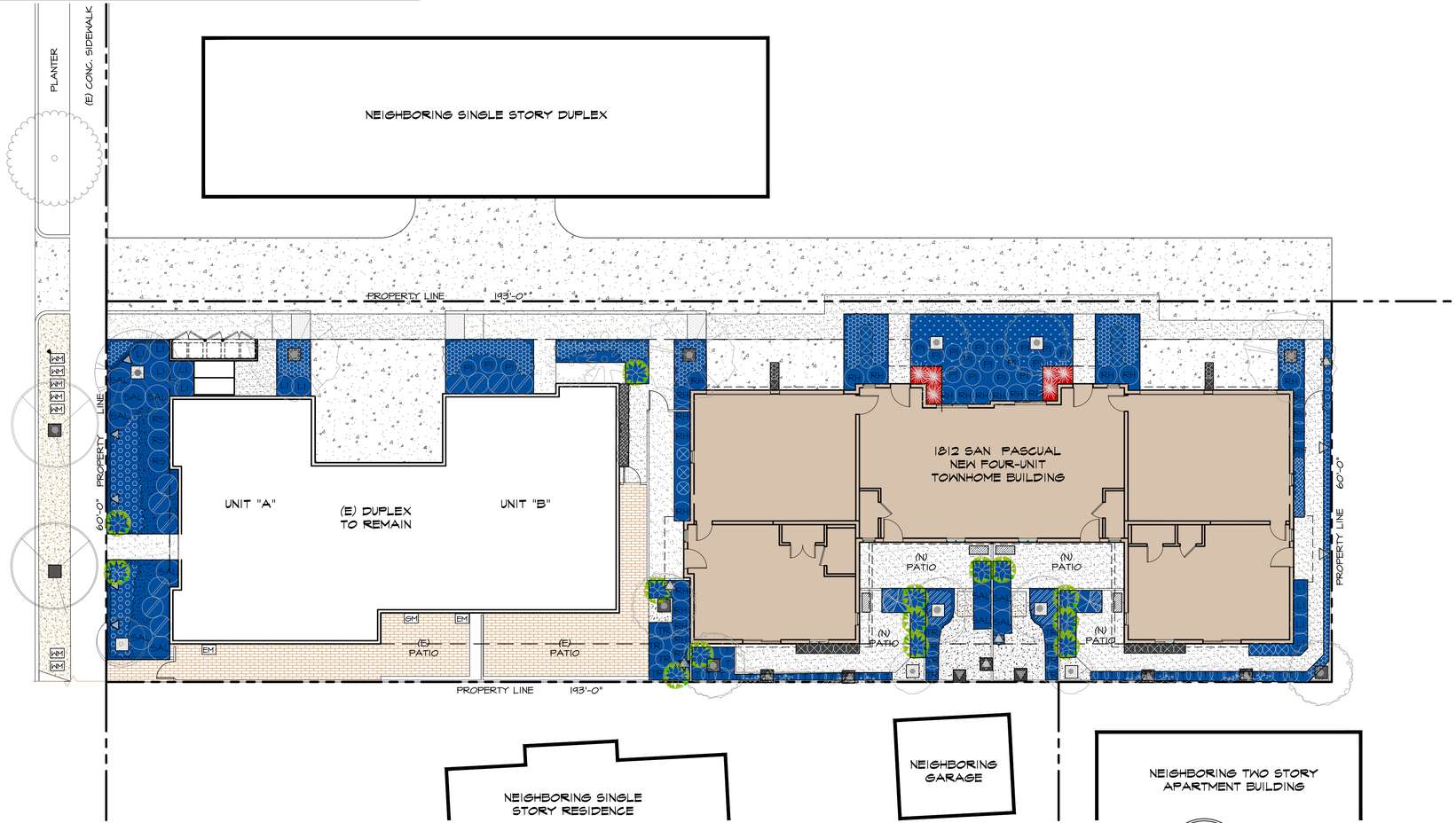
Regular Landscape Areas

TOTAL ETAF X Area	(B)	614
TOTAL Area	(A)	2,245
Average ETAF	B / A	**0.27**

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS
MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND
0.45 OR BELOW FOR NON-RESIDENTIAL AREAS

All Landscape Areas

TOTAL ETAF X Area	(B + D)	614
TOTAL Area	(A + C)	2,245
Sitewide ETAF	(B+D) / (A + C)	**0.27**



HYDRO ZONE PLAN

SCALE: 1" = 10'-0"

HYDRO ZONE LEGEND

HYDRO ZONE #1 — MEDIUM USE TREES
HYDRO ZONE #1 — LOW USE TREES
HYDRO ZONE #3 — MEDIUM USE PLANTS
HYDRO ZONE #4 — LOW USE PLANTS

MWELO CERFICATE OF COMPLETION

A Certificate of Completion in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project (see MWELO Appendix C for sample). The Certificate of Completion shall contain, at a minimum, the following:

- Project Information
- Certification by either the signer of the landscape design plan, the singer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, an "as-built" plan shall be included with the certification. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes)
- Irrigation scheduling parameters used to set the controller (see MWELO Section 492.10)
- Landscape and irrigation maintenance schedule (see MWELO Section 492.11)
- Irrigation audit report (see MWELO Section 492.12)
- Soil analysis report (if not previously submitted with Landscape Documentation Package)

IRRIGATION SYSTEM RUNOFF PREVENTION NOTES

An efficient irrigation system has been designed using a majority of sub-surface & drip irrigation.
In line & in head check valves are used to prevent low head drainage. Spray zones are kept to a minimum & have minimal contact w/ hardscape areas. Adjustable spray nozzles specified to fine tune coverage and reduce over spray in accordance with MWELO sections 492.7(a)(1)(I) and 492.7(a)(1)(U).

IRRIGATION NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY AND IRRIGATION LOCATIONS.
2. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS. (LAWN, TREES, SHRUBS, AND GROUND COVER.)
3. IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN. AND ADJUSTMENTS MADE IN THE FIELD
4. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH WORK.
5. PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
6. ALL IRRIGATION LINES ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE.
7. VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
8. SLEEVE UNDER PAVING (CLASS 200 PVC MIN.- 24" UNDER PAVING
9. INSTALL ALL IRRIGATION EQUIP AS PER MANUFACTURER'S INSTRUCTIONS.
10. USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALUE BOXES. ONE VALVE PER BOX.
11. CALL LANDSCAPE ARCHITECT FOR APPROVAL BEFORE CHANGES ARE MADE TO ANY PLAN DRAWINGS
12. CHECK VALVES WILL BE INSTALLED AT BRANCH POINTS ALONG DRIPLINES, INCLUDING TERRACED AREA.
13. PRESSURE COMPENSATING DRIP EMITTERS WILL BE USED ON ALL DRIPLINES.
14. DRIP ASSEMBLY KIT TO INCLUDE IN-LINE PRESSURE REGULATORS FOR ALL DRIP ZONES.
15. ALL IRRIGATION EMISSION DEVICES WILL MEET THE CRITERIA SET FORTH IN MWELO SECTION 492.7(a)(1)(M) AND SHALL BE INSTALLED AND OPERATED ACCORDING TO MANUFACTURE'S INSTRUCTIONS/RECOMMENDATIONS.
16. AREAS LESS THAN 10 FEET IN WIDTH ARE TO BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
17. IRRIGATION SYSTEM HAS BEEN DESIGN TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS (e.g., ADJACENT PROPERTY, NON-IRRIGATED AREAS, HARDSCAPES, ROADWAYS OR STRUCTURES) IN ACCORDANCE WITH MWELO SECTION 492.7(a)(1)(M) AND 492.7(a)(1)(U). (ALL IRRIGATION IS DRIP THERE IS NO SPRAY NOZZLE)
18. VERIFY IRRIGATION CONTROLLER HAS WEATHER BASE CONTROL SYSTEM/ SENSOR IF NOT INSTALLED NEW CLOCK WITH SMART CAPABILITIES.
19. PROVIDE WIND AND RAIN SENSOR THAT SUSPEND OR ALTER IRRIGATION OPERATIONS DURING UNFAVORABLE WEATHER CONDITIONS.

NOTE:
I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

NOTE:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. NEEDED TO PROVIDE FROM LANDSCAPE CONTRACTOR AT COMPLETION OF PROJECT

REGISTERED LANDSCAPE ARCHITECT — SAM W. MARTIN IV — No. 2703 — Signature — Date — STATE OF CALIFORNIA

EARTHFORM DESIGN
LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN
1227 DE LA VINA ST. SANTA BARBARA, CALIFORNIA. 93101
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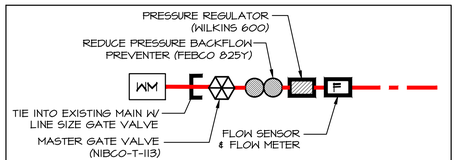
REVISIONS	BY

HYDRO ZONE PLAN

SAN PASCUAL HOUSING PROJECT
1812 SAN PASCUAL ST.
SANTA BARBARA, CA

Date 6/9/21
Scale 1"=10'-0"
Drawn A. NUÑO
Job San Pascual
Print Date
Sheet L-2
Of Sheets

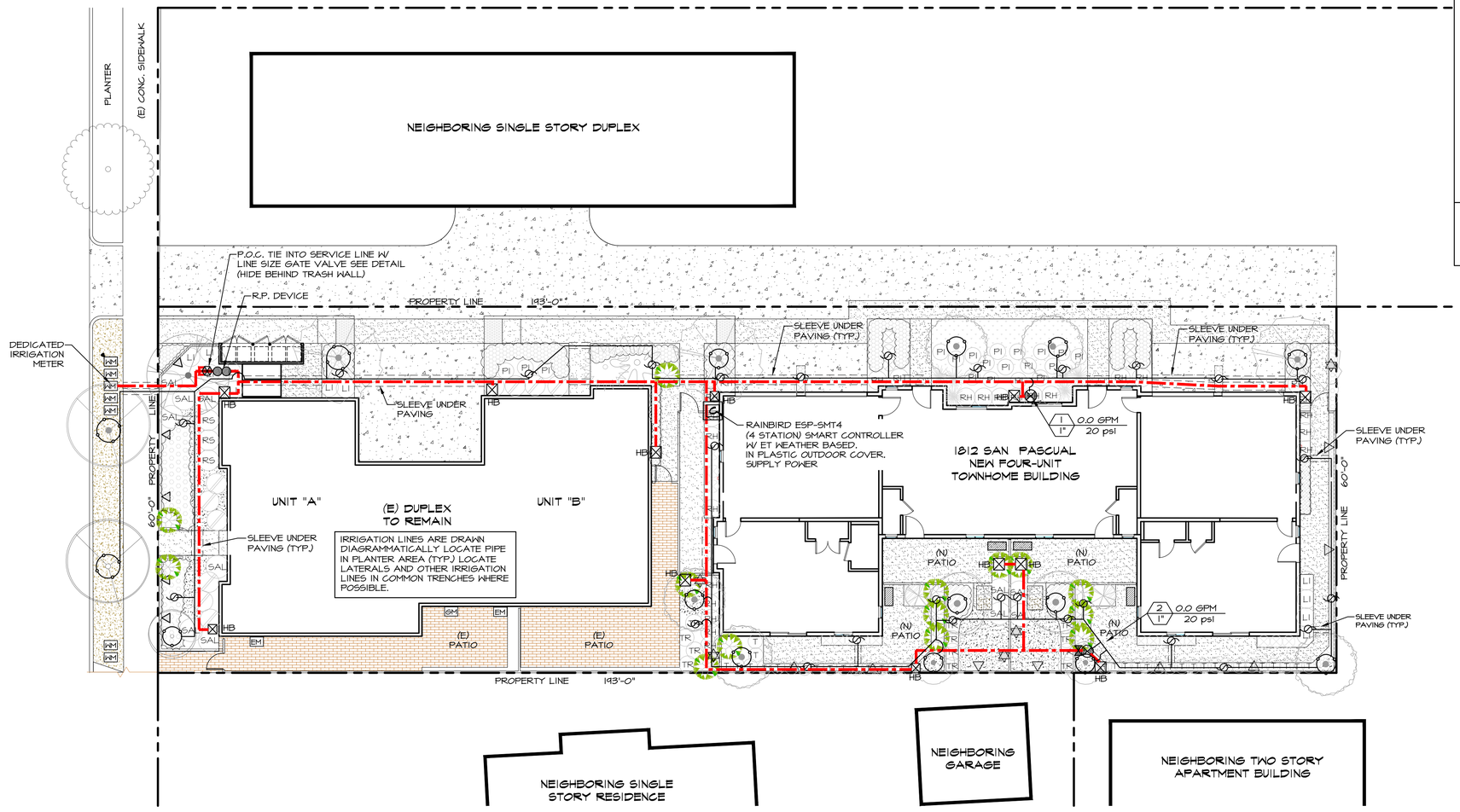
POINT OF CONNECTION BLOW-UP DETAIL



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/ DESCRIPTION
A L-2.2 P.O.C.	POINT OF CONNECTION. TIE INTO EXISTING WATER LINE WITH LINE SIZE GATE VALVE.
C	RAINBIRD ESP-SMT4 (4 STATION) SMART CONTROLLER W/ RAIN SENSOR. IN PLASTIC OUTDOOR COVER. SUPPLY CONSTANT POWER
	MASTER GATE VALVE (LINE SIZE NIBCO T-113)
	REDUCE PRESSURE BACKFLOW PREVENTER (FEBCO 825Y)
	PRESSURE REGULATOR (WILKINS 600)
B L-2.2	ISOLATION BALL VALVE (LINE SIZE) - REFERENCE DETAIL
FM	HUNTER LINE SIZE FLOW METER
C L-2.2 HB	HOSE BIB
E L-2.2	RAINBIRD DRIP ASSEMBLY CONTROL ZONE KIT XCZ PBR-100-COM; XCZ PDR-075-COM (SEE PLAN FOR SIZE)
	IRRIGATION MAIN (SCHEDULE 40 PVC PRESSURE LINE) BURY 18" AND 24" UNDER PAVING (TYP.)
	SCHED. 40 PVC LATERAL
D L-2.2	CLASS 200 PVC SLEEVING

SYMBOL	MANUFACTURER/ DESCRIPTION	PSI	GPM	RADIUS
F L-2.2	DRIP RISER CONNECTOR 2 GPH EMITTERS	20	2 GPH	---



IRRIGATION PLAN

NORTH

SCALE: 1" = 10'-0"

LATERAL SCHEDULE (SIZE CHART)

GPM	PVC CLASS 40 PIPE SIZE
1-4	1/2"
5-8	3/4"
9-12	1"
12-22	1-1/4"
22-30	1-1/2"
30-45	2"
45 & UP	2-1/2"

IRRIGATION NOTES:

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6. ALL IRRIGATION LINES ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE.
7. VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
8. SLEEVE UNDER PAVING (CLASS 200 PVC MIN.)- 24" UNDER PAVING
9. INSTALL ALL IRRIGATION EQUIP AS PER MANUFACTURER'S INSTRUCTIONS.
10. USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALVE BOXES. ONE VALVE PER BOX.
11. PRESSURE REGULATING DEVICES SHALL BE INSTALLED WHERE NECESSARY TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
12. ALL IRRIGATION EMISSION DEVICES WILL MEET THE CRITERIA AS SET FORTH IN -MWELO SECTION 492.7(a)(1)(M) AND SHALL BE INSTALLED AND OPERATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS.

I HAVE COMPLIED WITH THE CRITERIA IN MWELO ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

SAM W. MAPHIS IV 6/9/21

REGISTERED LANDSCAPE ARCHITECT SAM W. MAPHIS IV No. 2703 Signature Date STATE OF CALIFORNIA

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TEL:(805) 963-2006 ● FAX:(805) 963-8335

REVISIONS	BY

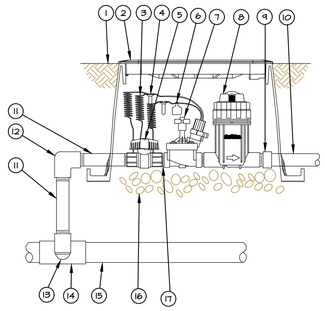
IRRIGATION PLAN

SAN PASCUAL HOUSING PROJECT
1812 SAN PASCUAL ST.
SANTA BARBARA, CA

Date 6/9/21
Scale 1"=10'-0"
Drawn A. NUÑO
Job San Pascual
Print Date
Sheet L-2.1
Of Sheets

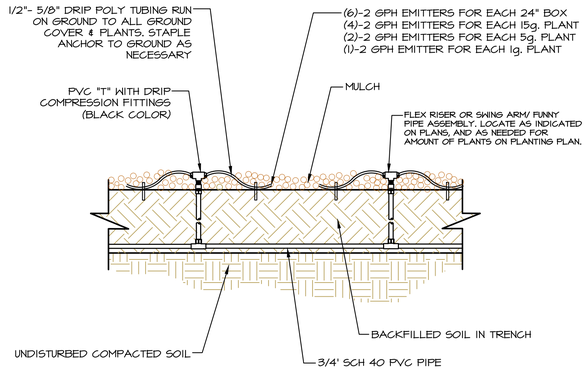
IRRIGATION DETAILS

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

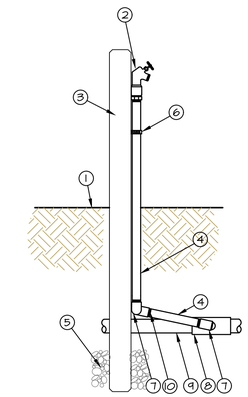


E DRIP VALVE ASSEMBLY- XCZ PBR-100-COM

RAIN BIRD

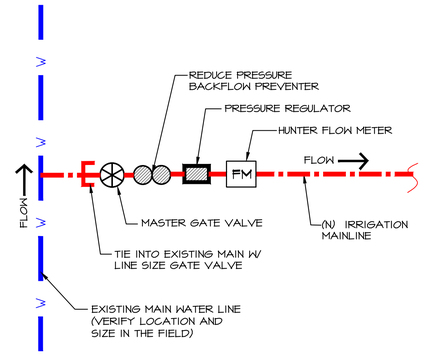


F DRIP RISER DETAIL



1. FINISH GRADE/TOP OF MULCH
2. 3/4" HOSE BIB
3. PRESSURE TREAETED 4X4 POST
4. 3/4" BRASS NIPPLE (LENGTH AS REQUIRED)
5. CONC. 6" MIN.
6. 3/4" HOSE CLAMP
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL

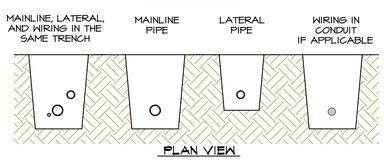
C HOSE BIB



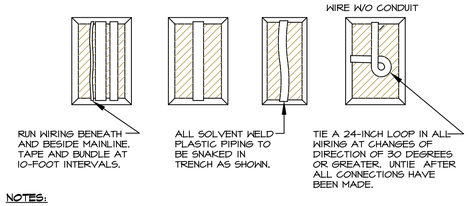
NOT TO SCALE

A POINT OF CONNECTION [P.O.C.] DETAIL

SECTION VIEW



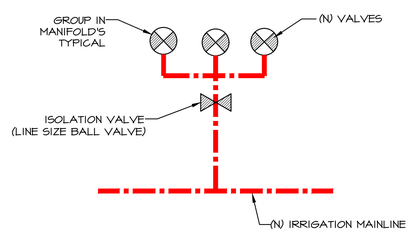
PLAN VIEW



NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

D PIPE & WIRE TRENCHING



B MANIFOLD AND ISOLATION VALVE DETAIL

IRRIGATION LEGEND

SYMBOL		MANUFACTURER/ DESCRIPTION
A L-2.2	P.O.C.	POINT OF CONNECTION. TIE INTO EXISTING WATER LINE WITH LINE SIZE GATE VALVE.
	C	RAINBIRD ESP-SMT4 (4 STATION) SMART CONTROLLER W/ RAIN SENSOR. IN PLASTIC OUTDOOR COVER. SUPPLY CONSTANT POWER
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		REDUCE PRESSURE BACKFLOW PREVENTER (FEBCO 825Y)
		PRESSURE REGULATOR (WILKINS 600)
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	FM	HUNTER LINE SIZE FLOW METER
C L-2.2	HB	HOSE BIB
E L-2.2		RAINBIRD DRIP ASSEMBLY CONTROL ZONE KIT XCZ PBR-100-COM; XCZ PDR-075-COM (SEE PLAN FOR SIZE)
		IRRIGATION MAIN (SCHEDULE 40 PVC PRESSURE LINE) BURY 18" AND 24" UNDER PAVING (TYP.)
		SCHED. 40 PVC LATERAL
D L-2.2		CLASS 200 PVC SLEEVING

SYMBOL	MANUFACTURER/ DESCRIPTION	PSI	GPM	RADIUS
F L-2.2	DRIP RISER CONNECTOR 2 GPH EMITTERS	20	2 GPH	---

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DRIP EMITTER CHART

1 - GALLON PLANTS	1 - EMITTER
5 - GALLON PLANTS	2 - EMITTERS
15 - GALLON PLANTS	3 - EMITTERS

LATERAL SCHEDULE (SIZE CHART)

GPM	PVC CLASS 40 PIPE SIZE
1-4	1/2"
5-8	3/4"
9-12	1"
12-22	1-1/4"
22-30	1-1/2"
30-45	2"
45 & UP	2-1/2"

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A Certificate of Completion in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project (see MWELO Appendix C for sample). The Certificate of Completion shall contain, at a minimum, the following:

- Project Information
- Certification by either the signer of the landscape design plan, the singer of the irrigation plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, an "as-built" plan shall be included with the certification. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes)
- Irrigation scheduling parameters used to set the controller (see MWELO Section 492.10)
- Landscape and irrigation maintenance schedule (see MWELO Section 492.11)
- Irrigation audit report (see MWELO Section 492.12)
- Soil analysis report (if not previously submitted with Landscape Documentation Package)

IRRIGATION SYSTEM RUNOFF PREVENTION NOTES

An efficient irrigation system has been designed using a majority of sub-surface & drip irrigation. In line & in head check valves are used to prevent low head drainage. Spray zones are kept to a minimum & have minimal contact w/ hardscape areas. Adjustable spray nozzles specified to fine tune coverage and reduce over spray in accordance with MWELO sections 492.7(a)(1)(I) and 492.7(a)(1)(U).

I HAVE COMPLIED WITH THE CRITERIA IN MWELO ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

SAM W. MAPHIS IV 6/9/21

REGISTERED LANDSCAPE ARCHITECT SAM W. MAPHIS IV No. 2703 Signature Date STATE OF CALIFORNIA

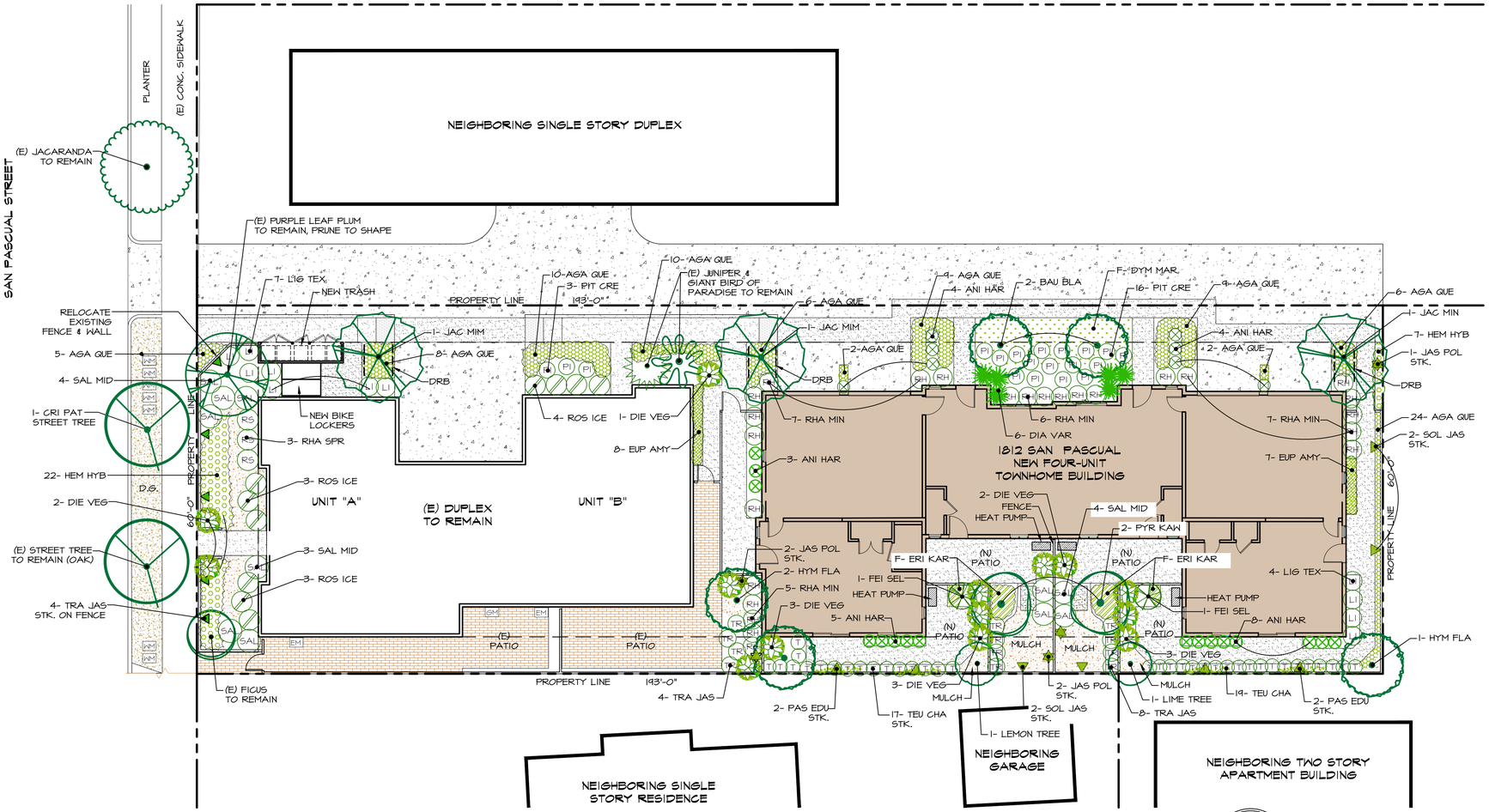
EARTHFORM DESIGN
LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN
1227 DE LA VINA ST. SANTA BARBARA, CALIFORNIA. 93101
TEL:(805) 963-2006 ● FAX:(805) 963-8335

REVISIONS | BY

IRRIGATION PLAN

SAN PASCUAL HOUSING PROJECT
1812 SAN PASCUAL ST.
SANTA BARBARA, CA

Date 6/9/21
Scale 1"=10'-0"
Drawn A. NUÑO
Job San Pascual
Print Date
Sheet L-2.2
Of Sheets



PLANTING PLAN

SCALE: 1" = 10'-0"

PLANT LIST

SYM	SIZE	QTY	WUCOLS PLANT FACTOR	BOTANICAL NAME	COMMON NAME	NOTES
TREES						
BAU BLA	24" box	2	M	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	DBL STAKE
CRI PAT	24" box	1	M	CRINODENDRON PATAGUA	LILY OF THE VALLEY TREE	DBL STAKE
HYM FLA	24"box	3	L	HYMENOSPORUM FLAVUM	SWEET SHADE	DBL STAKE
JAC MIM	24"box	3	L	JACARANDA MIMOSIFOLIA	JACARANDA	DBL STAKE
PYR KAW	24"box	2	M	PYRUS KAWAKAMII	EVERGREEN PEAR	DBL STAKE
FRUIT TREES						
LIME	15g	1	M	SEMI DWARF BEARS' LIME		
LEMON	15g	1	M	SEMI DWARF MEYER LEMON		
SHRUBS						
DIE VEG	5g	14	L	DIETES VEGETA	FORTNIGHT LILY	
FEI SEL	5g	2	L	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	
LIG TEX	5g	11	L	LIGUSTRUM J. TEXANUM	TEXAS PRIVET	
PIT CRE	5g	19	L	PITTOSPORUM 'CREAM DE MINT'	CREAM DE MINT TOBIRA	
RHA MIN	5g	25	L	RHAPHIOLEPIS U. MINOR	DWARF YEPPON	
RHA SPR	5g	3	L	RHAPHIOLEPIS I. 'SPRINGTIME'	PINK INDIAN HAWTHORN 'SPRINGTIME'	
ROS ICE	5g	10	L	ROSA ICEBERG	ICEBERG ROSE	
SAL MID	1g	11	L	SALVIA L. MIDNIGHT	MIDNIGHT MEXICAN BUSH SAGE	
TEU CHA	1g	36	L	TEUCRIUM CHAMAEDRYS	GERMANDER	
TRA JAS	5g	12	L	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	
HERBACEOUS AND GROUND COVER						
AGA QUE	1g	77	L	AGAPANTHUS QUEEN ANN	LILY OF THE NILE	
ANI HAR	1g	23	L	ANIGOZANTHUS 'HARMONY'	TALL YELLOW KANGAROO PAWS	
DIA VAR	5g	6	M	DIANELLA T. VARIEGATA	VARIEGATED FLAX LILY	
DYM MAR	flats		L	DYMONDIA MARGARITAE	DYMONDIA	
ERI KAR	flats		L	ERIGERON KARVASKIANUS	SANTA BARBARA DAISY	
EUP AMY	1g	15	L	EUPHORBIA AMYGDALOIDES	'HELEN'S BLUSH' OR SIMILAR VARIETY	
HEM HYB	1g	29	L	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLIES	
VINES						
JAS POL STK	5g	5	L	JASMINUM POLYANTHUM	PINK JASMINE	STAKED
PAS EDU STK	5g	4	M	PASSIFLORA EDULIS	PASSION VINE	STAKED
SOL JAS STK	5g	4	L	SOLANUM JASMINOIDES	POTATO VINE	STAKED
TRA JAS STK	5g	5	L	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	STAKED

PLANT NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF GRO-POWER PLUS, PER 1,000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS.
6. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
7. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
8. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A MINIMUM DEPTH OF 3".
9. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. NEEDED TO PROVIDE FROM LANSDCAPE CONTRACTOR AT COMPLITION OF PROJECT

NOTE:

I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SAM MAPHIS IV 6/9/21

REGISTERED LANDSCAPE ARCHITECT SAM W. MAPHIS IV No. 2703 Signature Date STATE OF CALIFORNIA

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